



Rob Woodrow

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Listing Price

\$2,000,000

South Dakota Farmland For Sale
Midland Farms, LLC
Plum Creek Farm



**1,536+/-
Acres of
Cropland**

- One hour west of Pierre, South Dakota.

Information in this brochure is from reliable sources, but cannot be guaranteed. Information may be subject to correction or updating.

General Information

LOCATION

One hour west of Pierre, SD on U.S.
Route 14 & SD-34

PRICE

Listing Price \$2,000,000

ACREAGE

Deeded Acres: 1,536.38+/-
FSA Cropland Acres: 1,381.36+/-

PROPERTY TAXES

2020 real estate taxes paid in 2021
were \$3,375.56 (\$2.19/acre)

LEASE INFORMATION

Available on request. Pro-ration of rent
to buyer is negotiable

CROPPING HISTORY

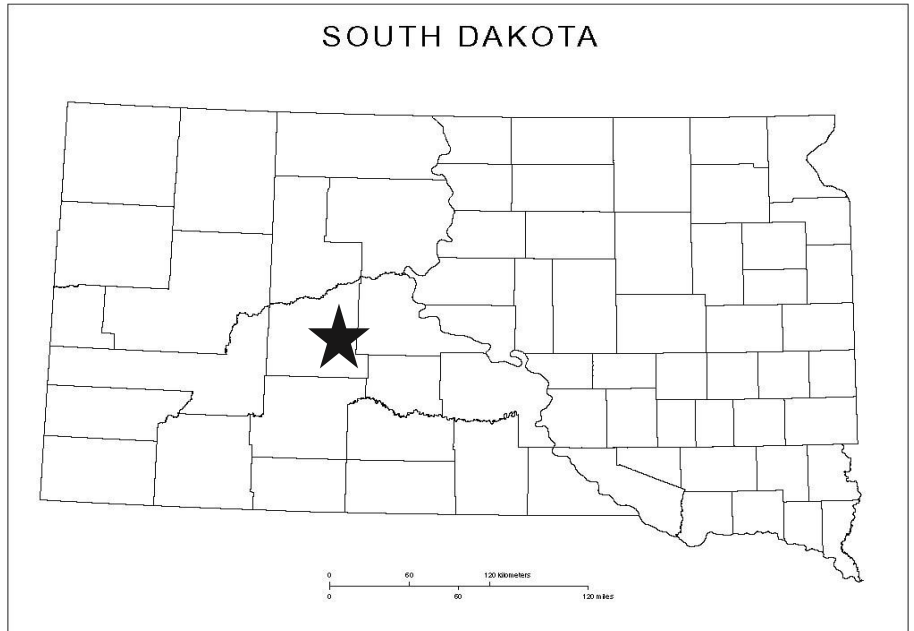
Cropping history of wheat, sunflowers,
corn, milo.

Rolling land, productive clay and silty
clay soils.

MINERAL RIGHTS

Owners are retaining 26.1% of what is
owned. Balance will be transferred to
buyer.

- Land is rated as *Highly Erodible* by
USDA (susceptible to wind erosion)



Agency Disclosure: Rob Woodrow, Licensed Real Estate Broker in the states of Illinois and South Dakota, is employed by Midland Farms, LLC as farm manager and represents the sellers in the sale of the property.

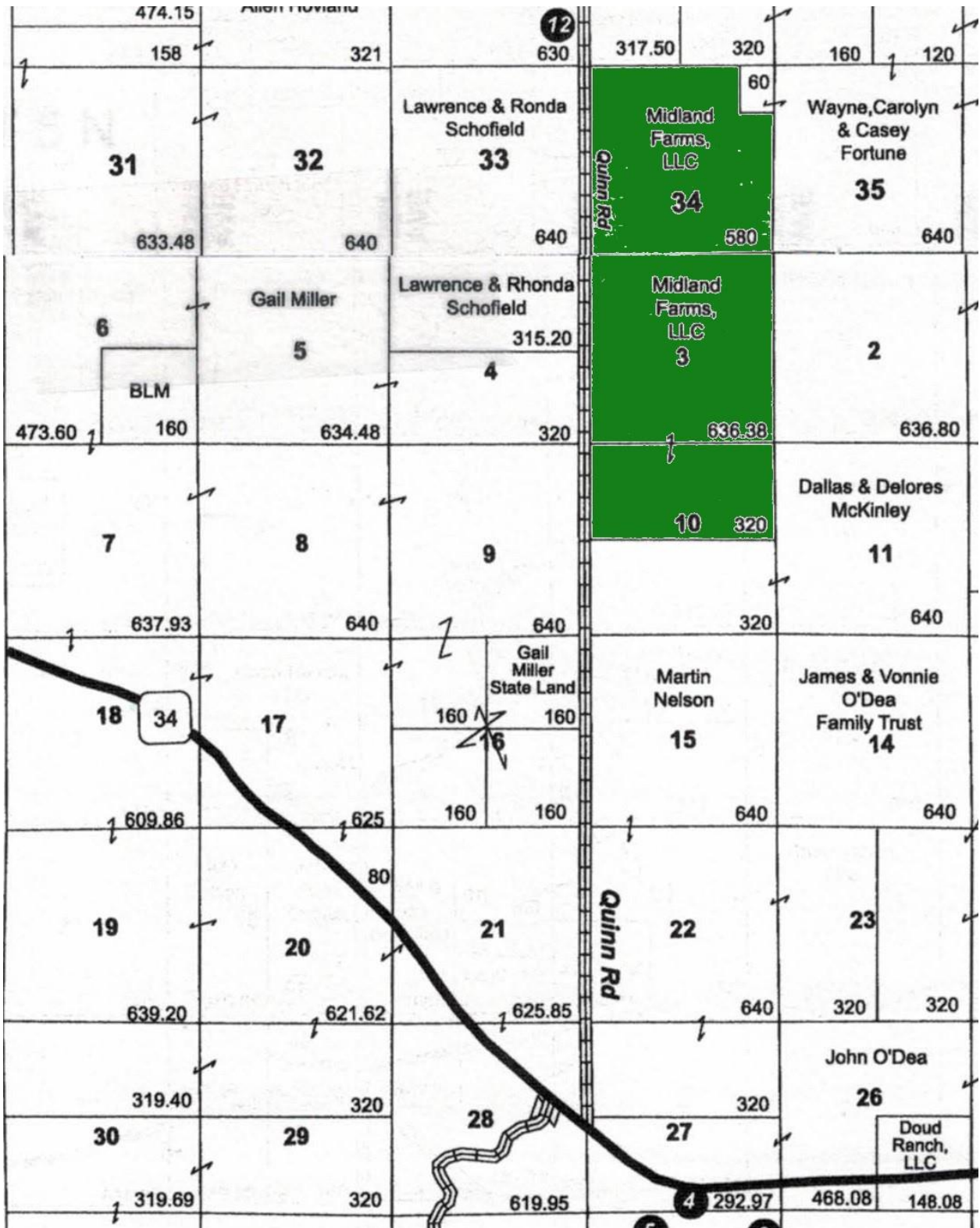
HUNTING

Hunting opportunities are great, with good
population of pheasant, white tail deer,
mule deer and antelope in the area.



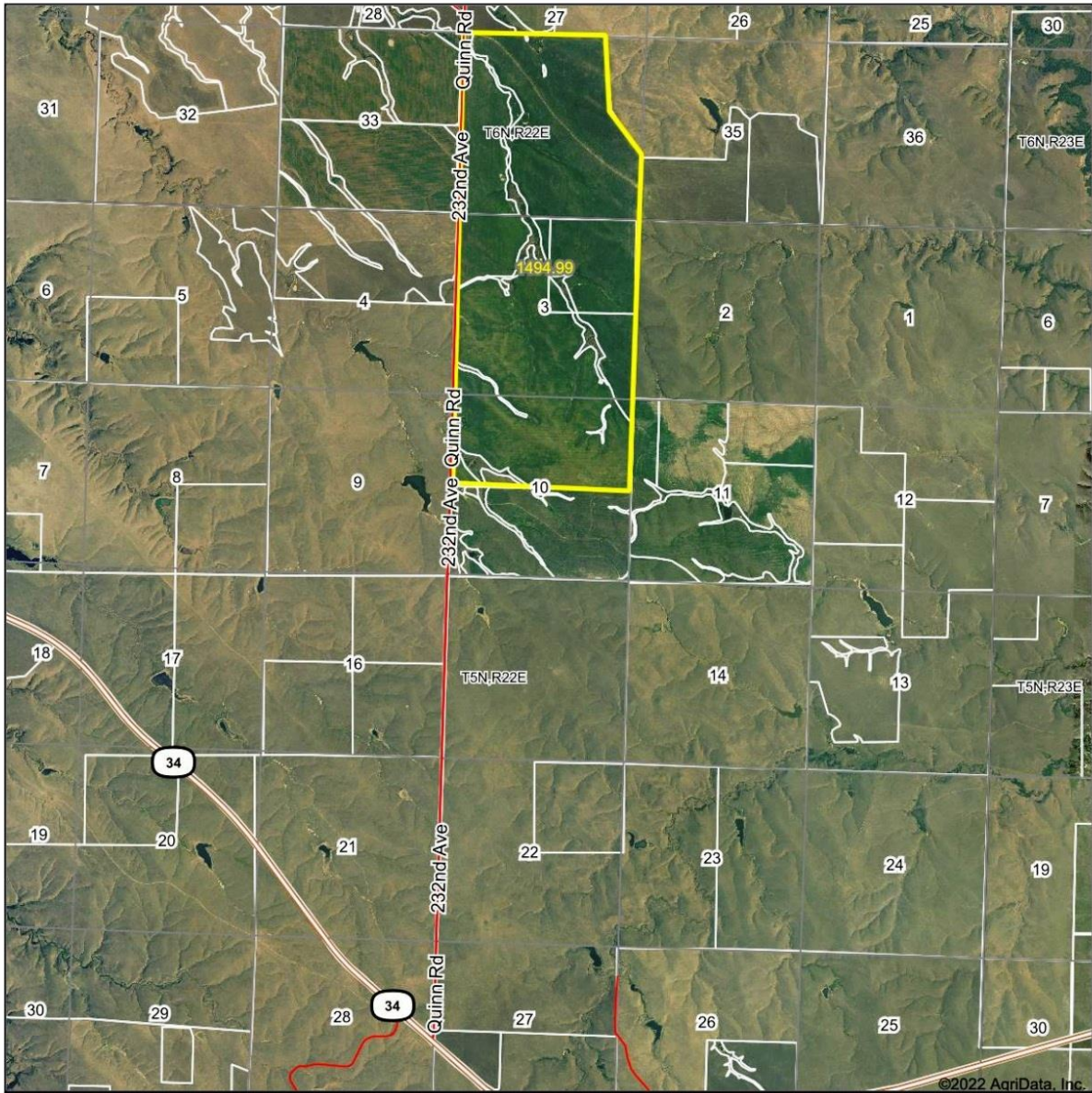
Pronghorn Antelope

Plum Creek Farm Plat Map




Plum Creek Farm Aerial Map


Aerial Map




©2022 AgriData, Inc.

 Map Center: 44° 24' 13.12, -101° 26' 47.02

0ft 4496ft 8992ft

 Maps Provided By
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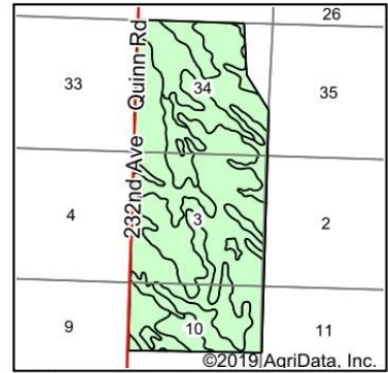
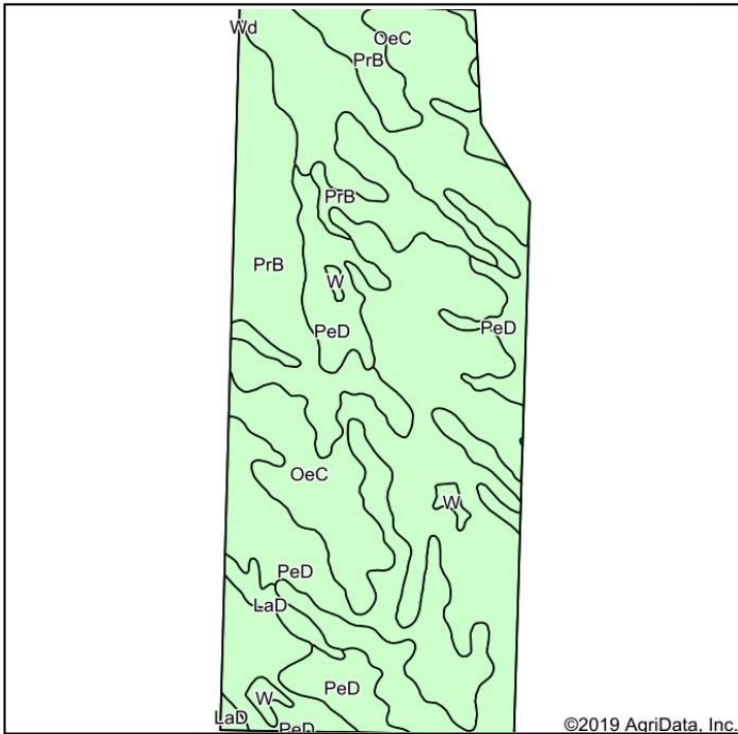
10-5N-22E
Haakon County
South Dakota


3/22/2022

Field borders provided by Farm Service Agency as of 5/21/2008.

Plum Creek Farm Soils

Soils Map



State: **South Dakota**
 County: **Haakon**
 Location: **3-5N-22E**
 Township: **East Haakon**
 Acres: **1525.42**
 Date: **9/10/2019**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: SD055, Soil Area Version: 21										
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Cor n	Spring wheat	Winter wheat	*n NCCPI Soybeans
OeC	Opal-Promise clays, 6 to 9 percent slopes	816.43	53.5%	IVe		48	21	18	27	19
PeD	Pierre clay, 6 to 15 percent slopes	366.70	24.0%	VIe		31				11
PrB	Promise clay, 3 to 6 percent slopes	300.03	19.7%	IIle	IIIe	64				19
LaD	Lakoma silty clay, 6 to 15 percent slopes	25.09	1.6%	VIe	VIe	43				18
W	Water	16.43	1.1%	VIII		0				0
Wd	Wende-Herdcamp silty clays, channeled	0.74	0.0%	VIw		28				17
Weighted Average						46.5	11.2	9.6	14.5	*n 16.9

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Predominant Soil Associations

Midland Farms, LLC Plum Creek Farm Soil Types

<u>Soil Association</u>	<u>Acres</u>	<u>%</u>
Pierre Clay	306.7	20%
Opal-Promise Clays	816.43	58%
Promise Clay	300.03	20%
Lakoma Silty Clay	25.09	2%
Tillable Acres = 1,381		100%

