



Rob Woodrow

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Listing Price

\$31,000,000

South Dakota Farmland For Sale Midland Farms, LLC



**27,842+/-
Acres of
Cropland**

Once in a Generation Opportunity

The largest tract and headquarters (26,306+/- acres) is located in Haakon County, one hour west of Pierre, South Dakota.

Includes grain elevator in Midland, South Dakota, with rail access.

Total of 1,500,000 bushels of grain storage.

Large ranch house, machine sheds.

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 \$31,000,000

ACREAGE

Deeded Acres: 27,842 +/-
FSA Cropland Acres: 24,354.4 +/-

GRAIN STORAGE

1,500,000+- bu.
• 1,165,000+0 bu. at headquarters
• 335,000+- at private elevator with rail siding in Midland, SD

PROPERTY TAXES

2019 real estate taxes paid in 2020 were \$89,864.95 (\$3.28/acre) 2020

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.

IRRIGATION SYSTEMS

Present, not currently operable.

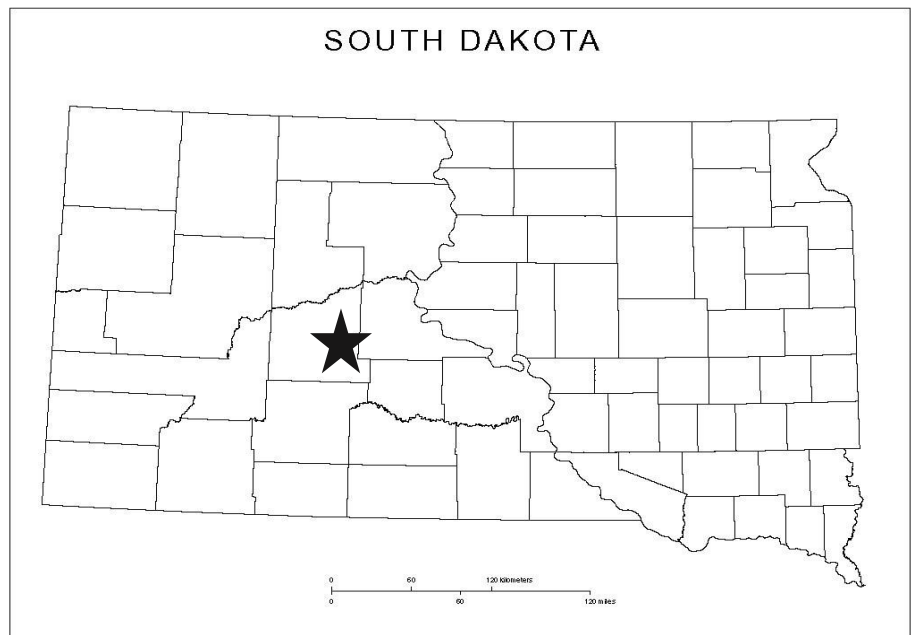
IMPROVEMENTS

1,500,000 bushels of grain storage
• 1,165,000 at the farm headquarters
• 335,000 at the private elevator in Midland
• 600' X 100' steel machine shed and shop at the farm headquarters
• Modern home of approximately 3,000 sq. ft. at the headquarters

MINERAL RIGHTS

Believed to be intact

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



August 2019



July 2018



August 2019



April 2017

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.



Pronghorn Antelope



600' x 100' machine shed at the headquarters



House at headquarters

The Midland Farms LLC Elevator & Rail Loading facility is located approximately 15 miles from the farm headquarters in the town of Midland South, Dakota. There is approximately 355,000 bushels of grain storage at the elevator. The elevator has scales, a grain cleaner and the ability to load 25 rail cars. The elevator is serviced by the Rapid City, Pierre & Eastern Railroad.

The RCPE interchanges with the BNSF at Wolsey, SD & Crawford, NE; The Canadian Pacific at Tracy, MN; and the UP at Mankato, MN. Essentially allowing the grain produced on the Midland Farm to be sent anywhere in the world!

With some updating the rail facility in Midland could receive inbound shipments of seed, dry fertilizer and liquid fertilizer which has the potential to lower the farms annual operating costs.

Midland Farms LLC Elevator & Rail Loading Facility



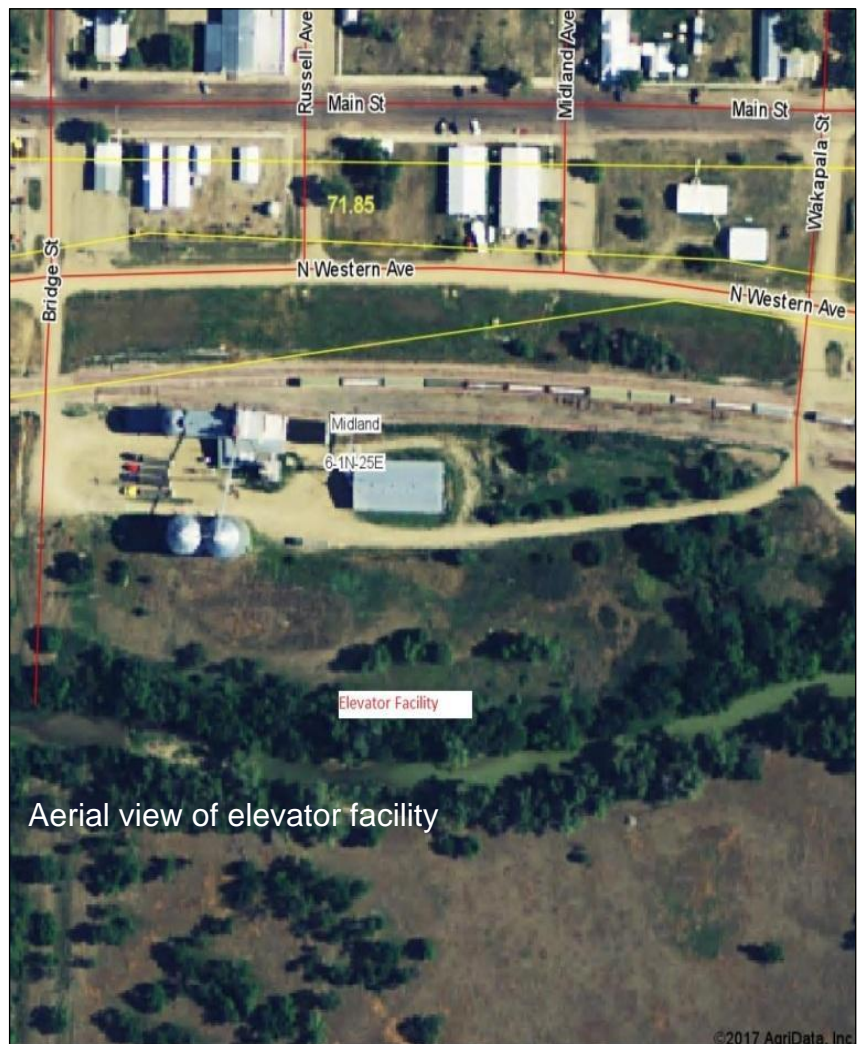
Elevator Facility



Elevator Facility

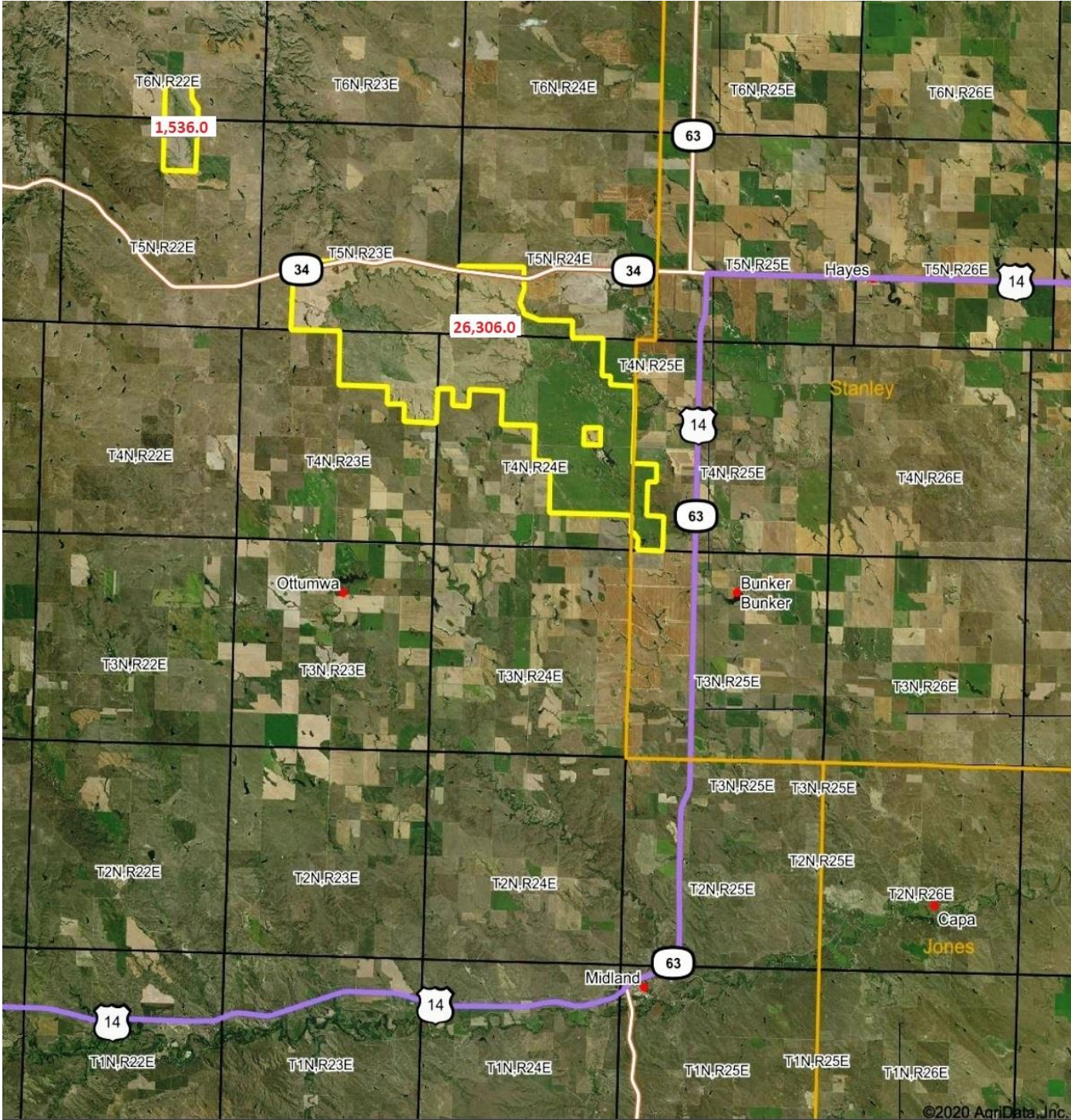


Fertilizer Storage/grain building



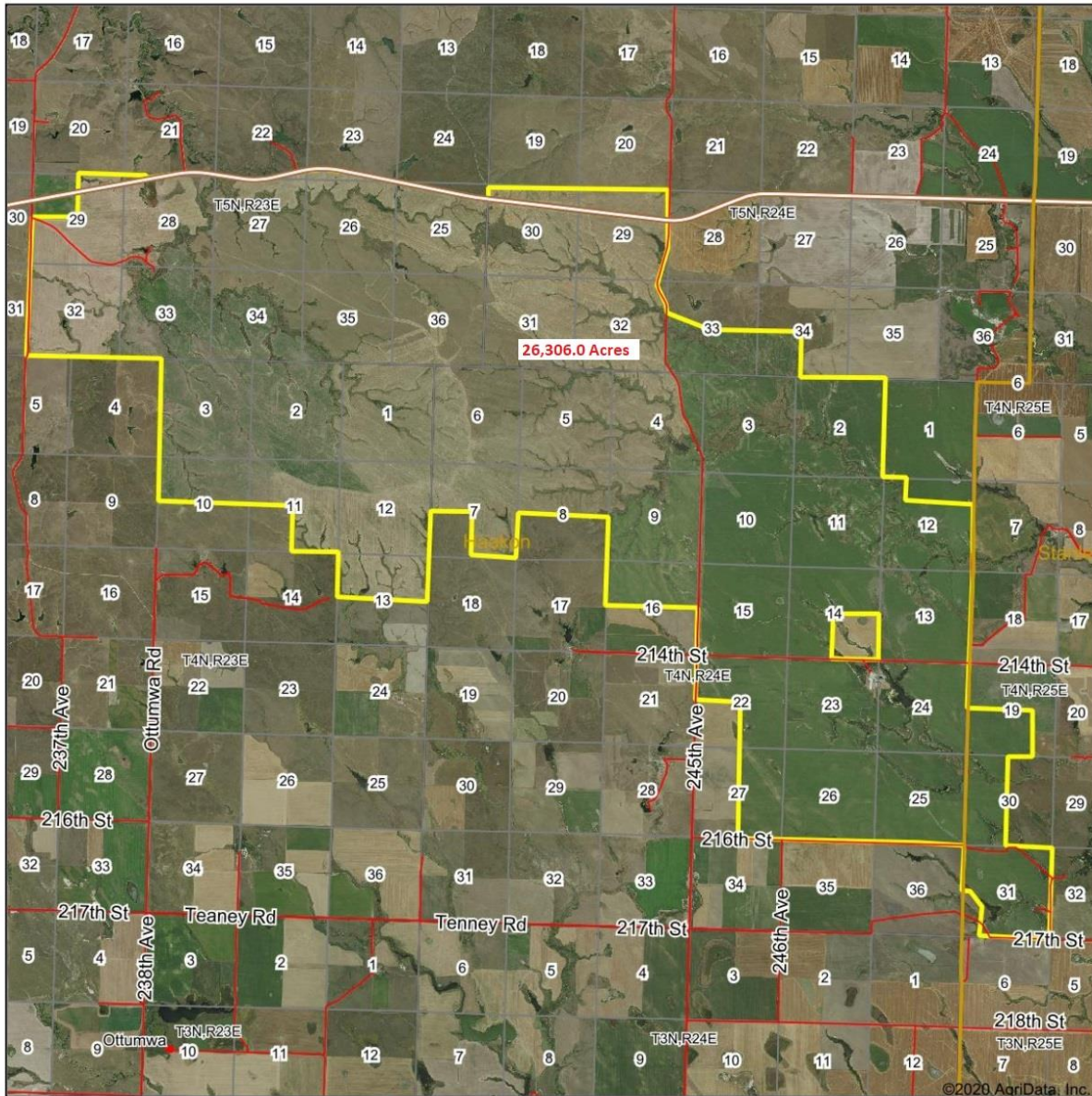
Aerial view of elevator facility

Midland Farms LLC Overview Map



Aerial Map – Headquarters Farm

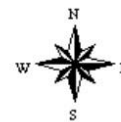
Aerial Map



Map Center: 44° 18' 52.4, -101° 15' 34.97



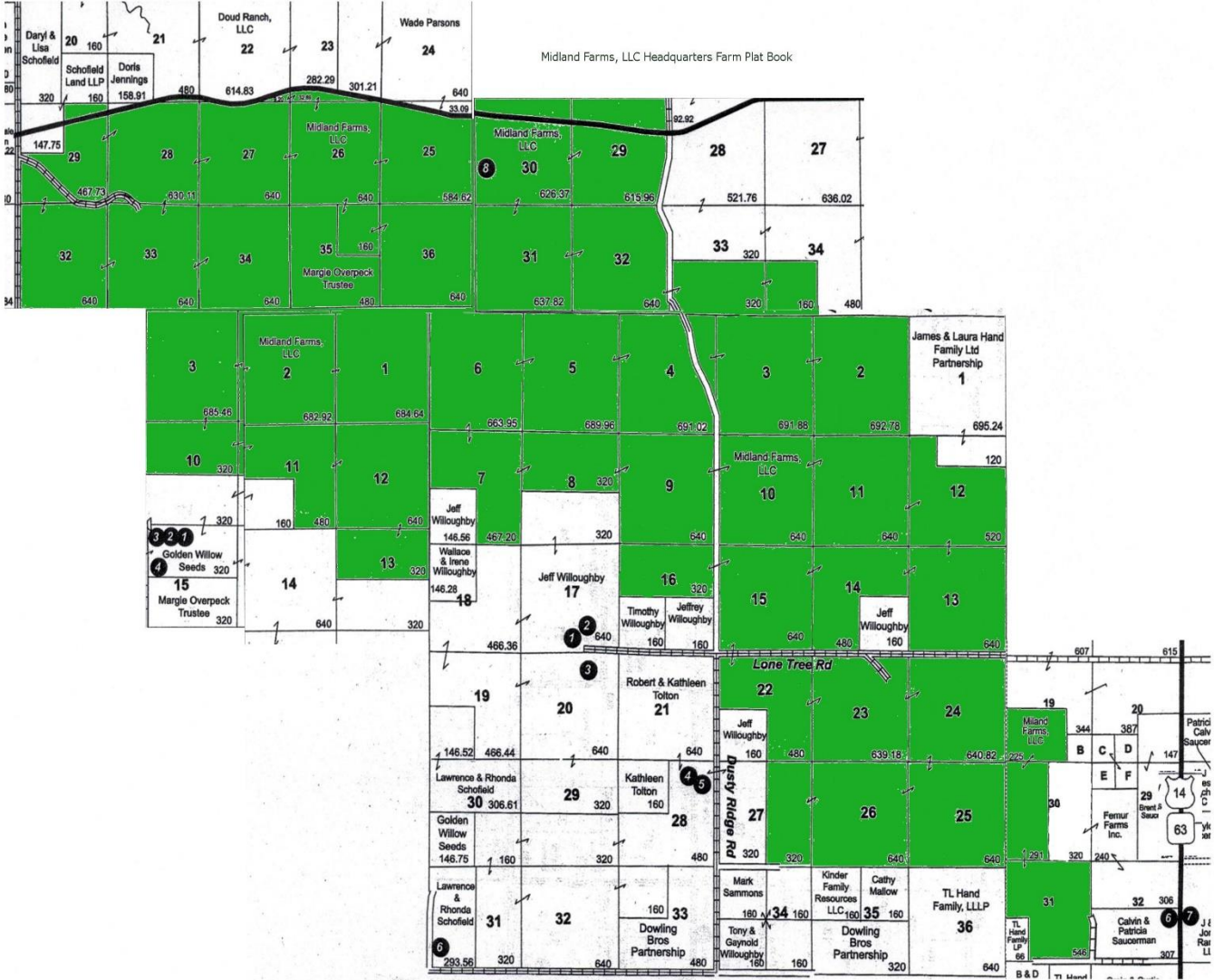
8-4N-24E
Haakon County
South Dakota



11/6/2020

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

Headquarters Farm Plat Map

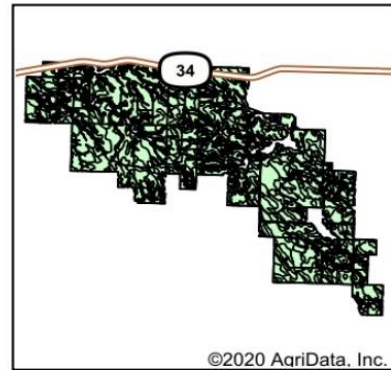


Headquarters Farm Soils Map

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Haakon**
 Location: **8-4N-24E**
 Township: **East Haakon**
 Acres: **22949.06**
 Date: **11/6/2020**



Area Symbol: SD055, Soil Area Version: 23
 Area Symbol: SD117, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Corn	Spring wheat	Winter wheat	*n NCCPI Soybeans
PeD	Pierre clay, 6 to 15 percent slopes	4288.36	18.7%	Vle			31			15
OwC	Ottumwa-Lakoma silty clays, 6 to 9 percent slopes	2457.48	10.7%	IVe	IVe		45			21
OeC	Opal-Promise clays, 6 to 9 percent slopes	1950.15	8.5%	IVe			48	21	18	27
PeC	Pierre clay, 6 to 9 percent slopes	1614.09	7.0%	IVe	IVe		42			20
OeB	Opal-Promise clays, 3 to 6 percent slopes	1552.08	6.8%	IIIe	IIIe		59			19
PrA	Promise clay, 0 to 3 percent slopes	1454.91	6.3%	IIIs	IIIs		68			19
OwB	Ottumwa-Lakoma complex, 3 to 6 percent slopes	1293.41	5.6%	IIIe	IIIe		55			22
PrB	Promise clay, 3 to 6 percent slopes	1129.80	4.9%	IIIe	IIIe		64			19
OtB	Ottumwa silty clay, 3 to 6 percent slopes	1023.50	4.5%	IIIe			57		23	36
LaD	Lakoma silty clay, 6 to 15 percent slopes	984.52	4.3%	Vle	Vle		43			20
OdB	Opal clay, 3 to 6 percent slopes	835.61	3.6%	IIIe	IIIe		60			20
LaC	Lakoma silty clay, 6 to 9 percent slopes	743.79	3.2%	Vle	Vle		45			20
OtA	Ottumwa silty clay, 0 to 3 percent slopes	545.53	2.4%	IIIs			61		25	38
OdD	Opal clay, 6 to 15 percent slopes	388.40	1.7%	Vle	Vle		48			19
OvA	Ottumwa-Capa complex, 0 to 3 percent slopes	332.17	1.4%	IIIs			46			23
PrB	Promise clay, 3 to 6 percent slopes	297.46	1.3%	IIIe	IIIe		64			19

Soils data provided by USDA and NRCS.

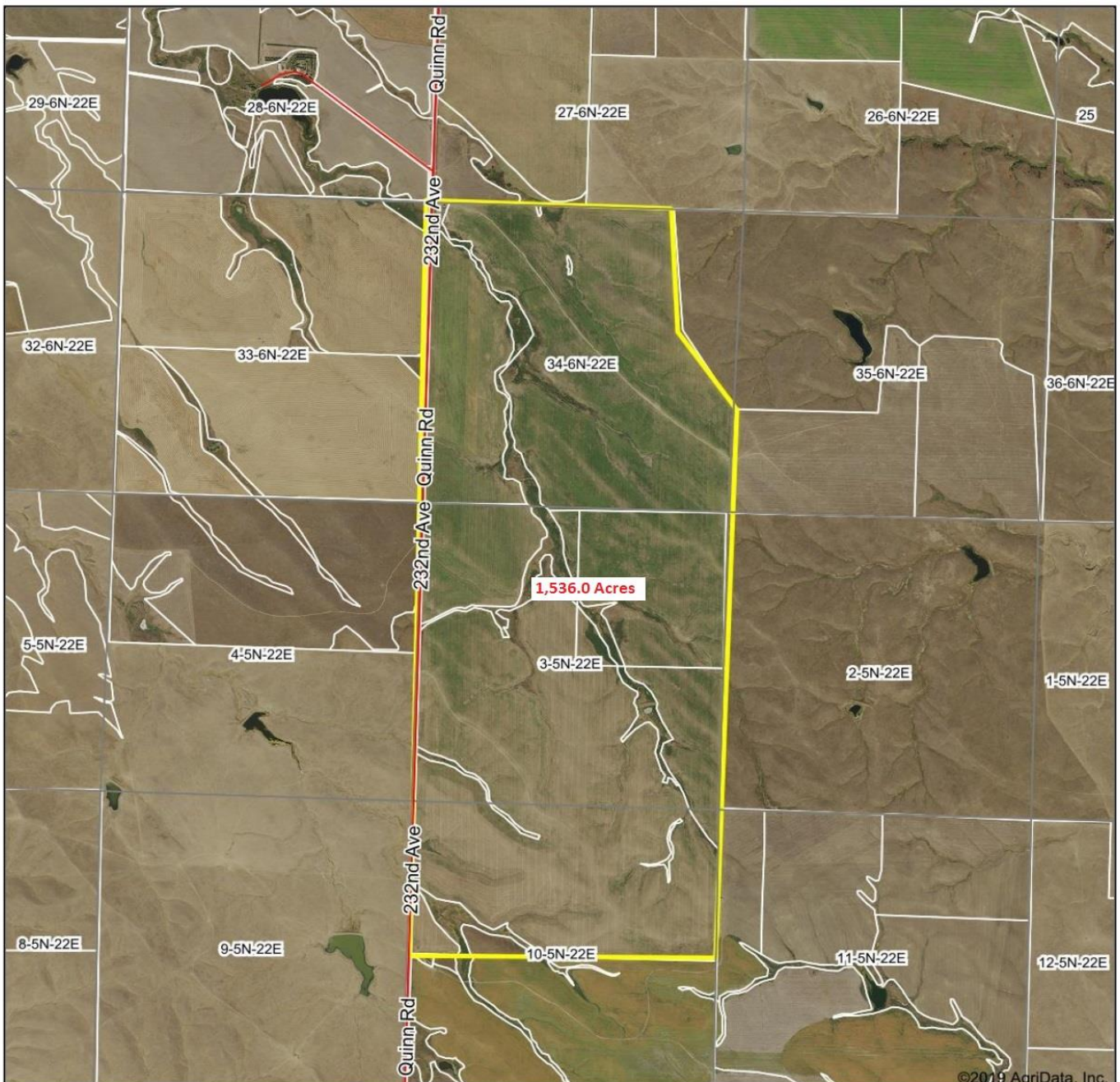


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Corn	Spring wheat	Winter wheat	*n NCCPI Soybeans
OdC	Opal clay, 6 to 9 percent slopes	279.26	1.2%	IVe	IVe	49				19
LbE	Lakoma-Vivian complex, 9 to 25 percent slopes	260.33	1.1%	Vle	Vle	39				20
Ct	Capa-Wendte, channeled, complex	251.99	1.1%	Vls		20				17
PrA	Promise clay, 0 to 3 percent slopes	169.32	0.7%	IIIs	IIIs	68				19
LaB	Lakoma silty clay, 3 to 6 percent slopes	127.06	0.6%	IIle	IIle	53				22
OvA	Ottumwa silty clay, 0 to 3 percent slopes	95.55	0.4%	IIIs		61		25	38	26
LkD	Lakoma-Okaton silty clays, 6 to 15 percent slopes	84.20	0.4%	IVe	IVe	33				20
Bu	Bullcreek clay, 0 to 6 percent slopes	81.94	0.4%	Vls	Vls	13				22
KeB	Kirley clay loam, 3 to 6 percent slopes	76.65	0.3%	IIle	IIle	81				35
OpB	Opal clay, 3 to 6 percent slopes	68.12	0.3%	IIle	IIle	60				20
Wd	Wendte-Herdcamp silty clays, channeled	64.42	0.3%	Vlw		28				17
PrC	Promise clay, 6 to 9 percent slopes	61.53	0.3%	IVe	IVe	55				19
ObB	Opal-Chantier clays, 2 to 6 percent slopes	60.78	0.3%	IIle		41	25	21	31	15
LaC	Lakoma silty clay, 6 to 9 percent slopes	56.26	0.2%	Vle	Vle	45				20
PkE	Pierre-Samsil clays, 15 to 25 percent slopes	55.84	0.2%	Vle		9				10
LaD	Lakoma silty clay, 6 to 15 percent slopes	45.97	0.2%	Vle	Vle	43				20
Ko	Kolls clay	41.08	0.2%	Vw	Vw	30				5
LaB	Lakoma silty clay, 3 to 6 percent slopes	30.62	0.1%	IIle	IIle	53				22
CbA	Capa silt loam, 0 to 6 percent slopes	30.45	0.1%	Vls	Vls	11				14
Wc	Wendte silty clay, rarely flooded	23.62	0.1%	IIlc	IIlc	34				28
Eg	Egas silty clay loam	18.48	0.1%	Vls		10				10
KeA	Kirley clay loam, 0 to 3 percent slopes	15.94	0.1%	IIc	IIc	84				35
KnD	Kirley-Vivian complex, 6 to 15 percent slopes	14.39	0.1%	IVe		37				30
Bx	Bullcreek-Slickspots complex, 0 to 6 percent slopes	12.21	0.1%	Vls	Vls	9				22
Bx	Bullcreek-Slickspots complex, 0 to 6 percent slopes	8.15	0.0%	Vls	Vls	9				22
W	Water	6.73	0.0%	VIII		0				
Ko	Kolls clay	4.35	0.0%	Vw	Vw	30				5
ObE	Okaton-Lakoma silty clays, 15 to 40 percent slopes	3.91	0.0%	VIIe	VIIe	13				10
OwB	Ottumwa-Lakoma complex, 3 to 6 percent slopes	3.78	0.0%	IIle	IIle	55				22
ScF	Samsil-Nihill complex, 6 to 40 percent slopes	3.42	0.0%	VIIe		7				6
Bu	Bullcreek clay, 0 to 6 percent slopes	1.18	0.0%	Vls	Vls	13				22
W	Water	0.27	0.0%	VIII		0				
Weighted Average						47.8	1.9	3.3	5	*n 19.7

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Plum Creek Farm Aerial

Aerial Map



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Map Center: 44° 25' 41.05, -101° 26' 54.78



3-5N-22E
Haakon County
South Dakota



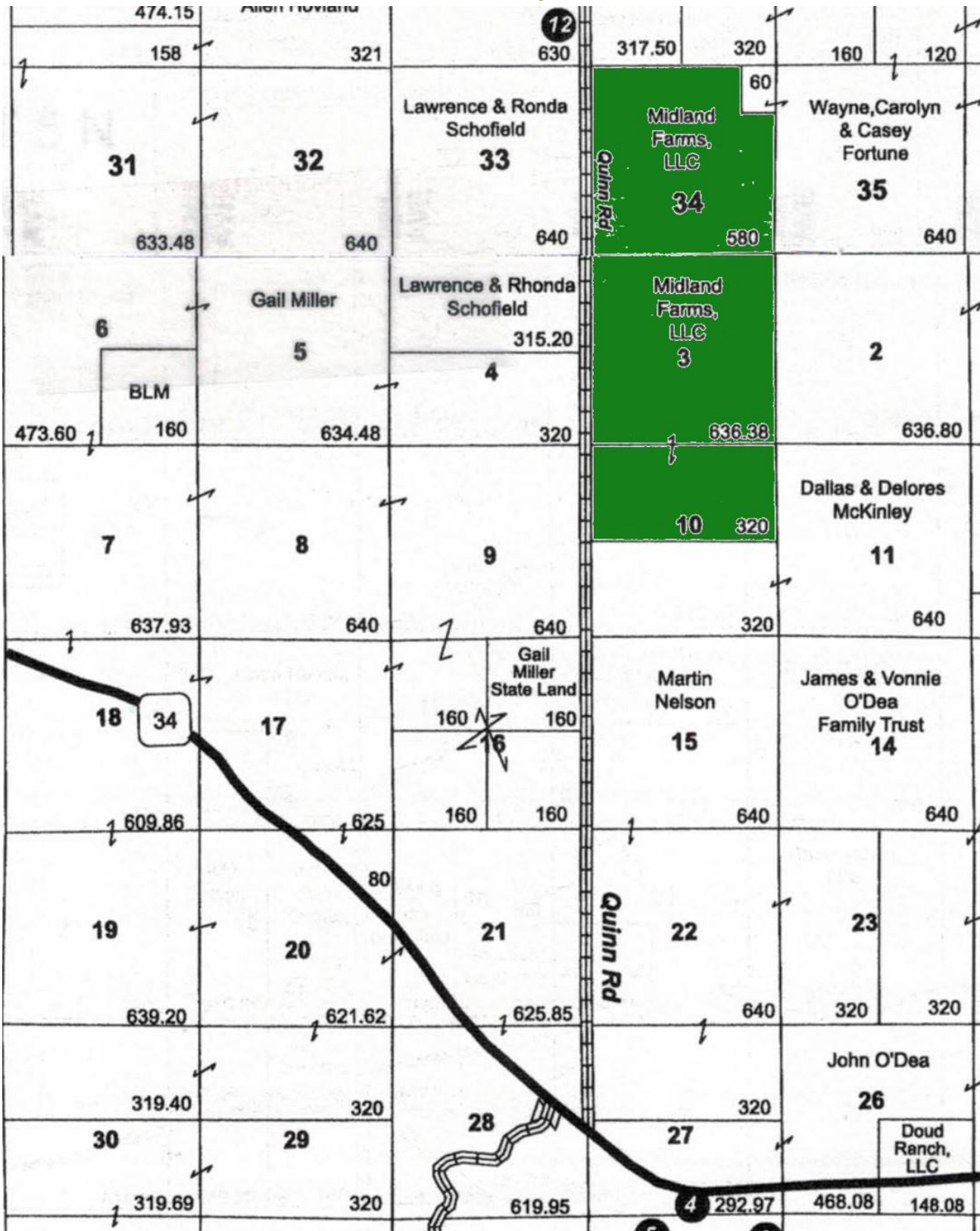
9/10/2019



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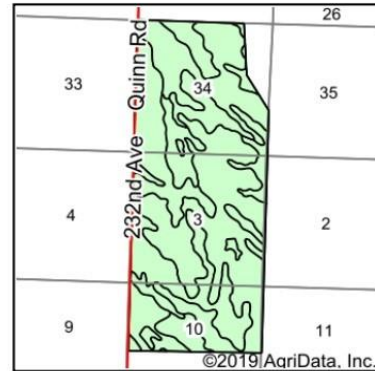
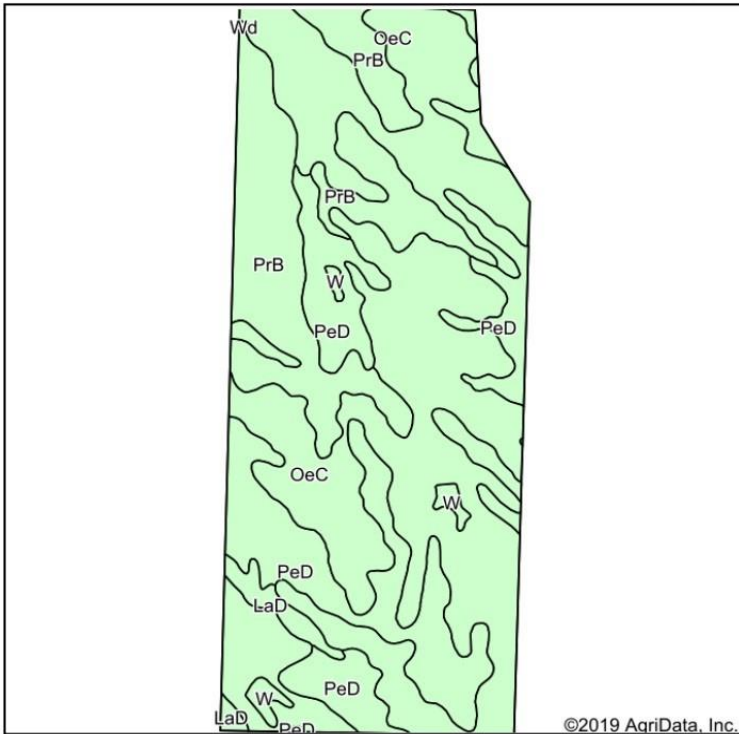
Field borders provided by Farm Service Agency as of 5/21/2008.

Plum Creek Farm Plat Map



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**



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%		Vle	31				11
PrB	Promise clay, 3 to 6 percent slopes	300.03	19.7%		IIle	64				19
LaD	Lakoma silty clay, 6 to 15 percent slopes	25.09	1.6%		Vle	43				18
W	Water	16.43	1.1%		VIII	0				0
Wd	Wendte-Herdcamp silty clays, channeled	0.74	0.0%		Vlw	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 Top 10 Soil Types

<u>Soil Association</u>	<u>Acres</u>	<u>%</u>
Pierre Clay	6,264	27%
Opal-Promise Clays	4,210	18%
Ottumwa - Lakoma Silty Clays	3,700	16%
Promise Clay	3,363	15%
Lakoma Silty Clay	2,095	9%
Ottumwa Silty Clay	1,961	9%
Opal Clay	768	3%
Ottumwa - Capa	294	1%
Lakoma - Vivian	254	1%
Tillable Acres = 24,354.39	22,909	96%



Photos taken May 2019



Photos taken July 2018



Photos taken April 2017



Photos taken May 2019