

HUGHES COUNTY, SOUTH DAKOTA IRRIGATED FARMLAND AVAILABLE



1,624
ACRES M/L

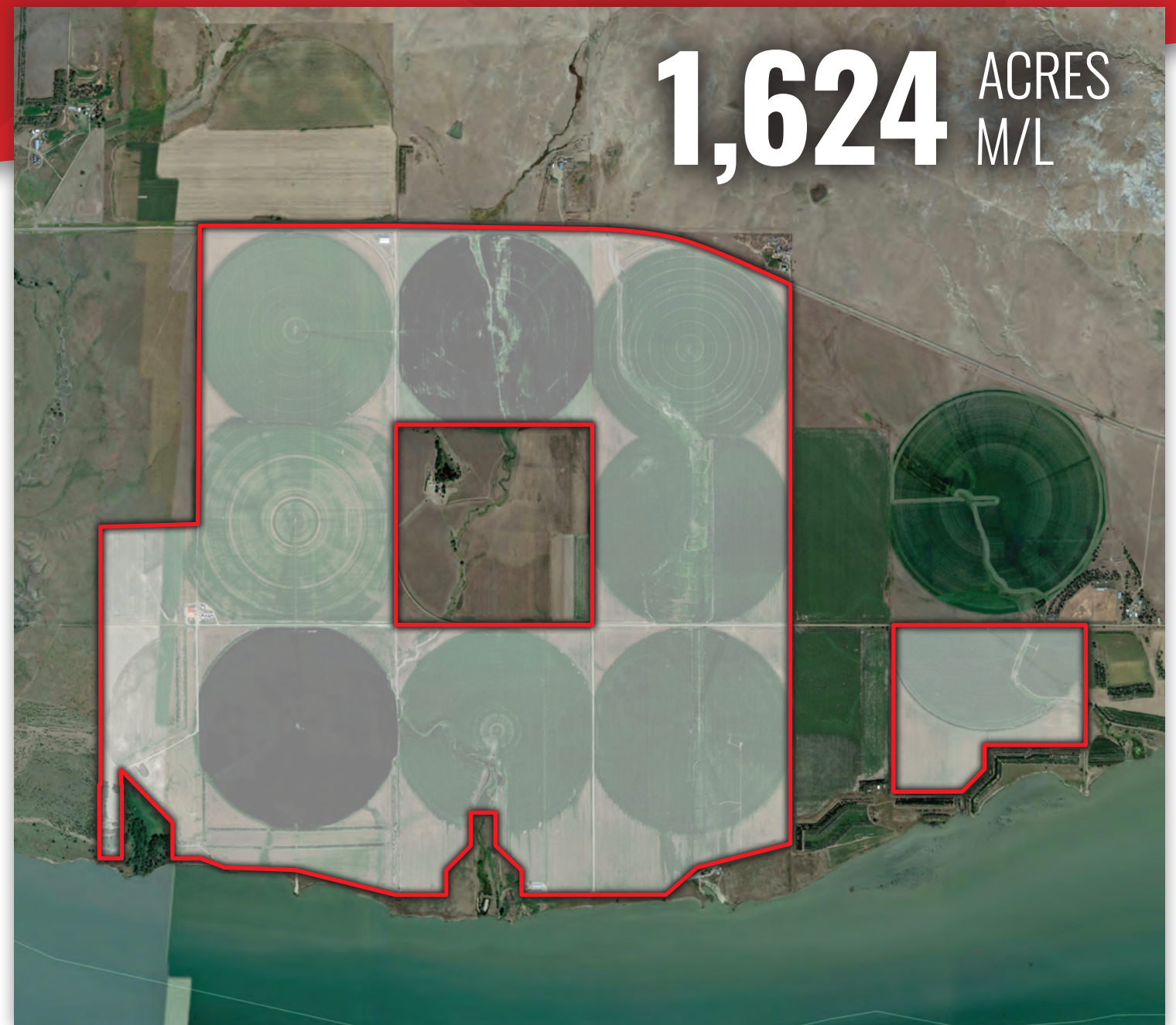
HUGHES COUNTY, SOUTH DAKOTA IRRIGATED FARMLAND AVAILABLE

EXECUTIVE SUMMARY

The Ass Kickin' Ranch is located in Hughes County, South Dakota along the riverbanks of the Missouri River 20 miles from Pierre, South Dakota. The farm is comprised of 1,624.81 acres m/l. The property consists of approximately 1,550.78 FSA tillable acres m/l that carry a PI of 82.9 consisting of 1,262.58 FSA irrigated acres and 288.20 FSA dryland acres. Primary soils include the productive Millboro Silt Loam, Lowry Silt Loam, and Dorna Silt Loam. The Ass Kickin' Ranch has extensive water rights which authorize 1,447.50 acres to be irrigated from the Missouri River Basin. The farm is irrigated from 11 well-maintained pivots. In addition, the farm includes numerous improvements such as a 75'x75' heated shop, 290,000 bushels of grain storage, a one-story home, and a lodge. With the multi-bedroom lodge and prime location within a highly sought-after hunting region, this ranch provides numerous recreational opportunities including potential for additional revenue from hunting leases. The property is conveniently located along Highway 34 just 25 minutes from Pierre, South Dakota.



ASKING PRICE
\$8,200,000



MORE INFORMATION

For more photos, maps, data room resources, plus an aerial drone video, and our new 360° tour, please visit our website **AssKickinRanch.com**.



AssKickinRanch.com

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DIRECTIONS



FROM PIERRE, SOUTH DAKOTA

Travel east on Highway 34 for 20 miles and the farm will be on the south side of the road. Look for Peoples Company signs.

AIRPORT INFORMATION

Pierre Regional Airport (PIR)

Runway Length: 13/31 – 6,891 FT., 7/25 – 6,887 FT.
Instrument Approaches: ILS, RNAV, GPS, VOR
United Airlines: 2 Flights a Day from Denver

Pierre Regional Airport is located on the northeast corner of Pierre, SD along Airport Road.

FBO, Mustang Aviation
4000 Airport Road
Pierre, SD, 57501
605-224-9000
MustangAviation.aero

Hours: 6 a.m. to 10 p.m.
Car Rental: Avis, Budget

ACCESS ROADS



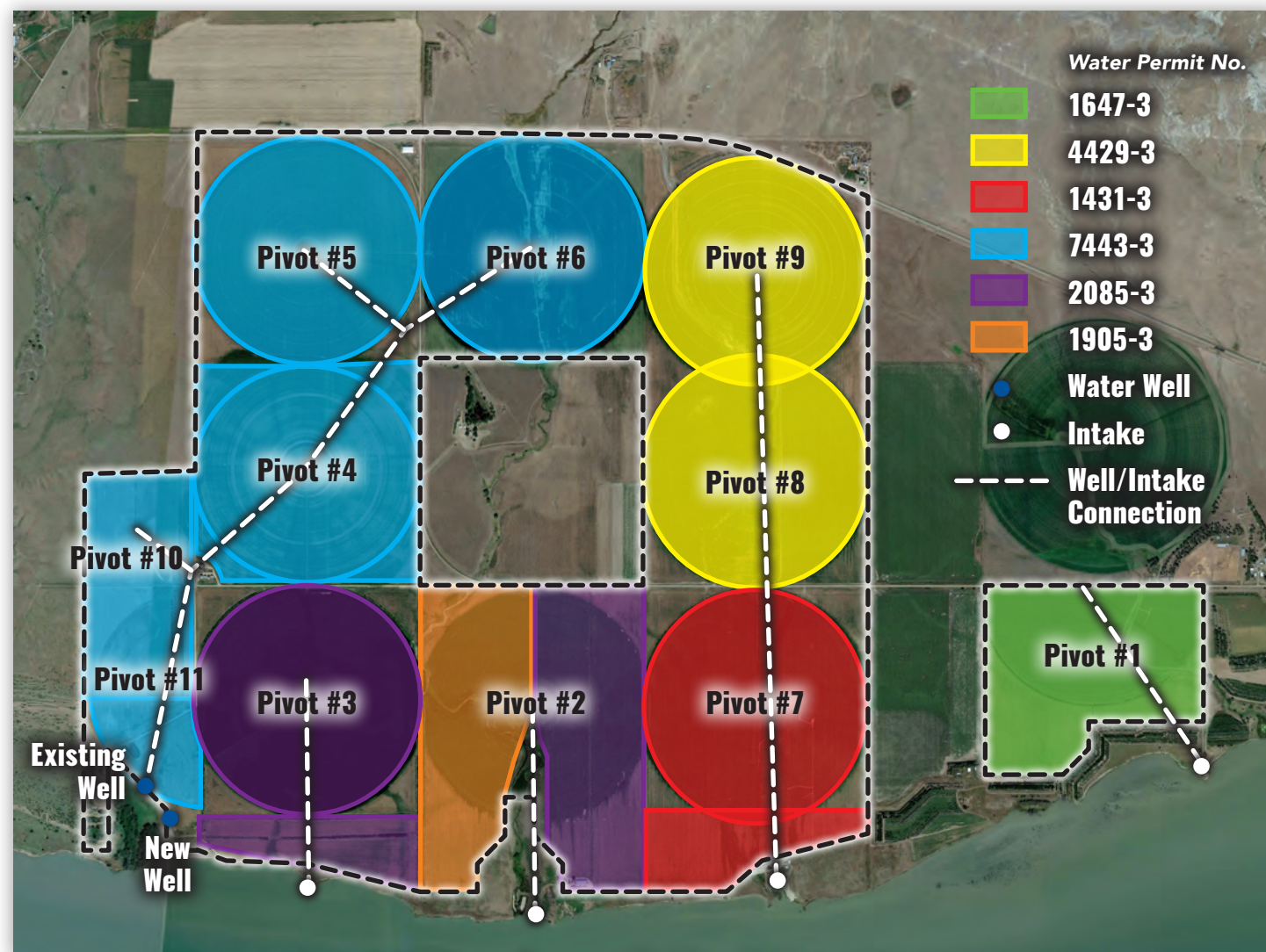
*Access roads are approximate based on visual observation by Peoples Company.
Please conduct your own investigation regarding access to each tract.



WATER RIGHTS

The Ass Kickin' Ranch is situated along the Missouri River allowing the property to be irrigated from the Missouri River Basin while maintaining little to no flood risk. Water for the property is currently supplied through six water permits all up to date and authorized by the South Dakota Department of Natural Resources. Water is currently supplied from five points of diversion including four floating river intakes and one well. Each of the four river intakes are strategically located along the banks to supply water to various parts of the farm. All intakes are powered by well-maintained electric pumps. The current well is situated on the southwest corner of the property and provides irrigation to five pivots. Due to the low static water levels, use of river intakes, and the relatively flat topography, pumping costs remain very low compared to irrigated farms in surrounding areas. Overall, the extensive water rights and low pumping costs, help make this farm suitable for organic transition into high value, water intensive crops.

WELL/INTAKE MAP



**This map depicts the approximate boundaries of the place of use for each water right as well as the approximate location of the wells and intakes on the property. Water right and well information was retrieved from and can be found through the South Dakota Department of Environment and Natural Resources. See Online Data Room for more information on water rights and the wells/intakes.*

WATER RIGHTS



WATER RIGHTS

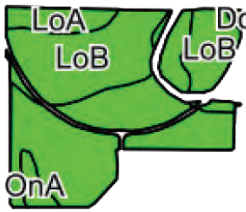
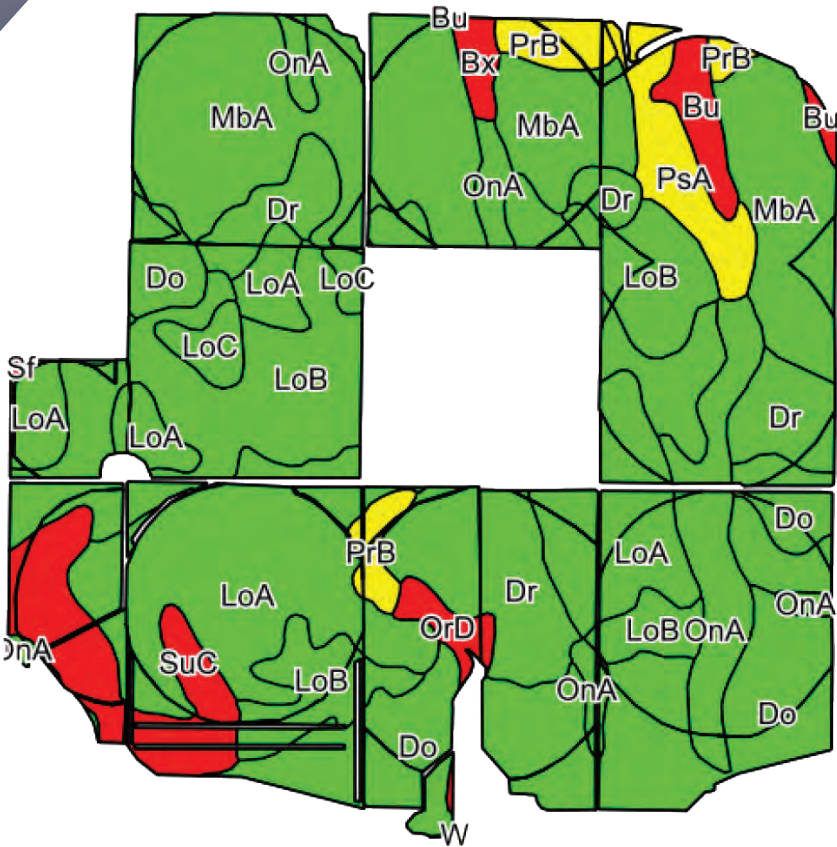
PERMIT NUMBER	AUTHORIZED ACRES	AUTHORIZED QTY (AF)	AUTHORIZED RATE CFS	PRIORITY DATE
1431-3	203.75	611.25	2.90	6/21/1967
1647-3	118.75	356.25	1.69	11/6/1968
1905-3	84	252.00	1.20	11/13/1973
2085-3	260	780	3.72	4/30/1974*
4429-3	255	510	4.25	7/17/1979
7443-3	526	1052	5.57	9/27/2012*

*Some authorized acres have earlier priority date

IRRIGATION PIVOTS

PIVOT #	BRAND	YEAR	MODEL	TOTAL LENGTH	NOZZLES
1	Valley	2011	8000	1286 ft	R3000
2	Valley	2004	8000	1549 ft	R3000
3	Lockwood	N/A	2200	1299 ft	R3000
4	Valley	N/A	8000	1549 ft	R3000
5	Reinke	N/A	2065	1259 ft	R3000
6	Valley	2007	8000	1287 ft	R3000
7	Reinke	2004	2065	1288 ft	R3000
8	Reinke	2004	2065	1288 ft	R3000
9	Valley	2011	8000	1286 ft	R3000
10	Valley	2011	8000	540 ft	R3000
11	Valley	2014	7000	1080 ft	R3000

FSA TILLABLE SOILS MAP



FSA TILLABLE SOILS

Code	Soil Description	Acres	Percent	Legend	Non-Irr Class	Productivity Index
MbA	Millboro silt loam	298.32	19.2%		IIIs	87
LoB	Lowry silt loam	274.42	17.7%		IIe	91
Do	Dorna silt loam	263.36	17.0%		IIc	90
LoA	Lowry silt loam	260.90	16.8%		IIc	91
Dr	Dorna silt loam	165.30	10.7%		IIIIs	76
OnA	Mobridge silt loam	89.37	5.8%		IIc	94
SuC	Sully silt loam	65.94	4.3%		IVe	38
PsA	Promise-Mosher complex	38.87	2.5%		IIIIs	62
PrB	Promise clay	30.28	2.0%		IIIe	64
Bu	Bullcreek clay	22.18	1.4%		VIIs	13
LoC	Lowry silt loam	17.88	1.2%		IIIe	84
OrD	Opal-Lakoma clays	12.85	0.8%		VIe	35
Bx	BullcreekSlickspots complex	10.20	0.7%		VIIs	9
Sf	Schamber-Orton complex	0.83	0.1%		VIIIs	8
W	Water	0.08	0.0%		VIII	0
		1550.78	Weighted Average	82.9		

INSURABLE CROPS IRRIGATED CONVENTIONAL

CROP	COUNTY T-YIELD	85% RP GUARANTEE
Alfalfa*	3.9	\$315.90
Barley	55	\$146.80
Corn	199	\$656.30
Dry Beans	2100	\$535.50
Dry Peas	2422	\$185.28
Grain Sorghum	63	\$197.60
Millet*	40	\$127.80
Oats	68	\$158.95
Popcorn	5067	\$718.40
Potatoes**	175	\$1,152.81
Soybeans	58	\$452.08
Spring Wheat	55	\$259.93
Winter Wheat	55	\$209.44

INSURABLE CROPS DRYLAND CONVENTIONAL

CROP	COUNTY T-YIELD	85% RP GUARANTEE
Alfalfa*	1.8	\$145.80
Barley	40	\$106.76
Corn	88	\$290.22
Dry Peas	2106	\$161.11
Grain Sorghum	63	\$197.60
Millet*	35	\$111.83
Oats	54	\$126.23
Soybeans	26	\$202.66
Sunflowers	1907	\$366.33

*75% RP is maximum election
**Potato quotes are for nearby Stanley County

INSURABLE CROPS IRRIGATED ORGANIC

CROP	COUNTY T-YIELD	85% RP GUARANTEE
Alfalfa*	3.9	\$380.25
Barley	36	\$205.02
Corn	129	\$950.67
Dry Beans	1470	\$749.70
Dry Peas	1574	\$120.41
Grain Sorghum	41	\$281.94
Millet*	40	\$194.40
Oats	54	\$245.11
Popcorn	3547	\$724.19
Potatoes**	149	\$2,260.70
Soybeans	38	\$582.37
Spring Wheat	36	\$373.01
Winter Wheat	36	\$300.49

INSURABLE CROPS DRYLAND ORGANIC

CROP	COUNTY T-YIELD	85% RP GUARANTEE
Alfalfa*	1.8	\$175.50
Barley	26	\$148.07
Corn	57	\$420.06
Dry Peas	1369	\$104.73
Grain Sorghum	41	\$281.94
Millet*	35	\$170.10
Oats	43	\$195.18
Soybeans	17	\$260.53
Sunflowers	1335	\$343.83

FSA FARMLAND ACRES

FARM #	TRACT #	FARMLAND ACRES	CROPLAND ACRES
2521	351	104.17	99.35
2521	720	152.39	152.39
2521	870	151.06	151.06
2521	871	113.64	107.41
2521	872	155.00	155.00
2521	883	114.34	100.74
2521	884	102.58	100.83
2521	885	202.96	193.3
2521	9439	198.81	197.73
2521	9350	298.52	292.97
		1593.47	1550.78

FSA CROP ACRES

CROP	BASE ACRES	PLC YIELD	CROP ELECTION
Wheat	75.02	30	ARC-County
Corn	588.45	134	ARC-County
Grain Sorghum	24.9	66	ARC-County
Soybeans	357.75	35	ARC-County
Canola	17.98	865	ARC-County

*Farm program information is provided by the Hughes County Farm Service Agency. The figures stated in the marketing materials are the best estimates of the Seller and Peoples Company; however Farm Program Information, base acres, total crop acres, conservation plans, etc. are subject to change when the farms are reconstituted by the Hughes County FSA and NRCS offices.

CURRENT FARMING OPERATION

The Ass Kickin’ Ranch consists of approximately 1,624 acres m/l and 1,550.78 FSA tillable acres. Of these 1,550 FSA tillable acres m/l, approximately 1,262.58 acres m/l are irrigated and 288.20 acres are in dryland production. The farm has been well managed over the years to optimize efficiency, production, and revenue. With the extensive water rights and good soils, these farms have been primarily in corn and soybean production over the years with wheat being planted on the dryland corners. The abundant water and good soils would make this farm suitable for many other crops including alfalfa, dry beans, and other high value, water intensive crops. Using top of the line technology and equipment, the owner has had great success with crop yield averages well above the local county averages. In addition, the owner has recently invested large amounts of capital on the farm including numerous new pivots installed, an extensive grain bin facility, and a large shed for equipment maintenance and storage. The grain bin facility contains ample storage for the whole farming operation allowing the landowner to store and market grain throughout the year. The meticulous management of this farming operation has created a turnkey operation for the next owner(s) of these tracts.

The included tables list the insurable crops for the asset under conventional and organic crop management systems. The insurable yield and revenue presented separately for irrigated and dryland crops. Also included is the RMA County T-Yield as quoted in spring of 2020 and the per acre revenue guarantee under an 85% revenue protection policy election using crop price quotes and estimates as of spring 2020.

*This crop insurance information was obtained from a third party crop insurance agent. Please consult with your crop insurance advisor to evaluate crop insurance levels on the Farm based on potential Buyer(s) operation.



FARMING OPERATION

2020 ORGANIC TRANSITION PROGRESS

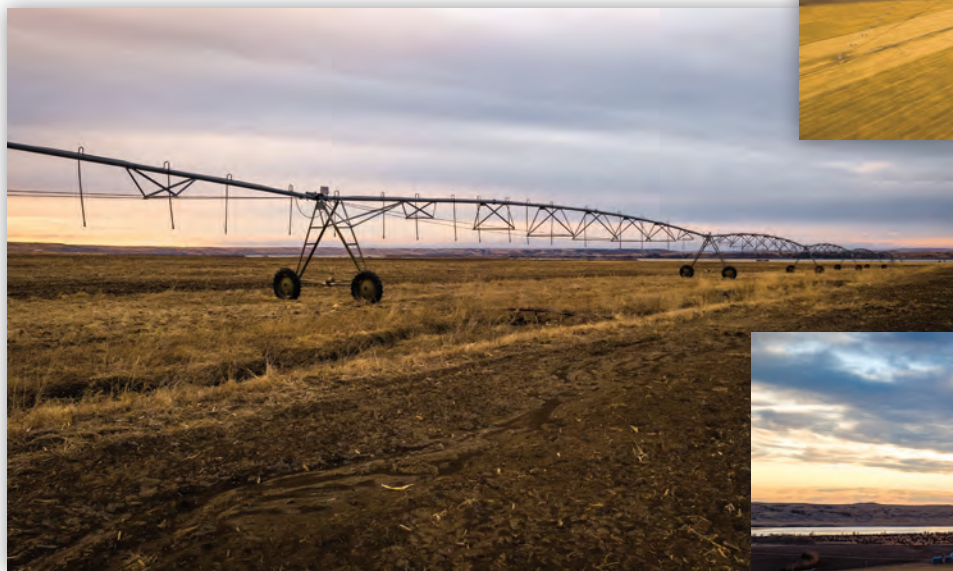
The Ranch infrastructure and production characteristics are well suited for acquisition by owner/operators and investors implementing direct operations strategies. The pivot infrastructure provides efficient water delivery while minimizing labor requirements. The 285K bushel of grain storage, with grain drying infrastructure integrated, facilitates efficient harvest operations and allows the operation to take advantage of value-added marketing opportunities. The included shop, equipment storage infrastructure, and on-ranch housing all support a direct operations strategy.

The Hughes County, SD irrigated corn insurable yield (for 2020) is 199 bushels per acre. Actual production history on the farm demonstrates the ability to achieve 200+ bushel per acre conventional corn yields. The county level irrigated soybean insurable yield (for 2020) is 58 bushels per acre. Yield records show production consistently above 65 bushels per acre on the Ranch.

Nearly 762 acres will complete year two of the organic transition process in 2020. These acres will be eligible for organic certification of the harvested crop in the 2021 production year. The Ranch is well suited for organic transition. The ability to control the delivery of water, uniform soil conditions, limited topographic slope, and hard winter freeze all support organic production. Organic corn production on the Ranch can provide over \$1,500/acre in annual revenue. The ability the store the organic corn grain provides value-adding marketing opportunities to achieve \$1.00/bushel or more through carrying the grain. Organic wheat, soybeans, and alfalfa production will deliver profitable rotational crops to support the highly profitable organic corn production.



1,624 ACRES M/L
AVAILABLE



ASKING PRICE: \$8,200,000



30950 214th Street Pierre, SD 57501



21457 Sturgeon Road, Pierre, SD, 57501

21466 Sauger Private Lane, Pierre, SD, 57501



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