

PETERSON RANCH

2,841 Acres M/L • South Dakota

at Arvon



*Ben Homme & Charles Mix
Counties, South Dakota*



**Diverse
Combination
Farmland**



Bryan Bergdale
712-251-8588
Bryan@PeoplesCompany.com

Listing #13905
www.PeoplesCompany.com

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INNOVATIVE. REAL ESTATE. SOLUTIONS.

PETERSON RANCH

2,841 Acres M/L • South Dakota

at Avon

Bon Homme & Charles Mix Counties



About the Property:

Peterson Ranch at Avon is an incredibly diverse combination of tillable farmland, quality pasture, and mature timber draws located in Bon Homme and Charles Mix Counties in southeast South Dakota. The property totals 2,841 acres m/l consisting of approximately 566.84 acres m/l which are currently in crop production (Productivity Index of 67.8) and a total of 2,211.7 acres m/l of high quality pasture with well-maintained fences, multiple water sources, and a carrying capacity of 550 head. Water sources include 10 spring fed ponds, pipelines and 8 water tanks throughout the pasture, as well as a creek. A portion of the pasture acres have previously been farmed and could be converted back to row crop production. The farm offers excellent recreational opportunities with world class whitetail and mule deer, turkey and bass fishing. Mature timber stands fill three large draws with several key stand locations and multiple access points from all sides. In addition, the property includes a 1,678 sq. ft. home with rural water along with a 500 sq. ft. secluded cabin. Other improvements include grain bins, concrete silage pit, an older stone home, and several outbuildings with working cattle facilities including large pens and concrete bunks. Rare opportunity to own a large, contiguous, diverse ranch just minutes from Avon, South Dakota.

Farm Program Information:

FSA DCP Cropland Acres: 1,130.77
Total Base Acres: 537.6
Oat Base Acres: 12.7 with a PLC Yield of 54
Corn Base Acres: 519.7 with a PLC Yield of 88
Sorghum Base Acres: 1.5 with a PLC Yield of 56
Soybean Base Acres: 3.7 with a PLC Yield of 28

Directions:

From Avon, head south on Jefferson Road approximately 1/2 mile. Turn west onto 303rd Street and continue 1/2 mile. Turn south onto 406th Avenue. Farm is located on the west side of the road.

Taxes:

\$30,116 Annually

More Information:

PeoplesCompany.com



Listing Number:

#13905

Asking Price:

\$8,949,150

Price Per Acre:

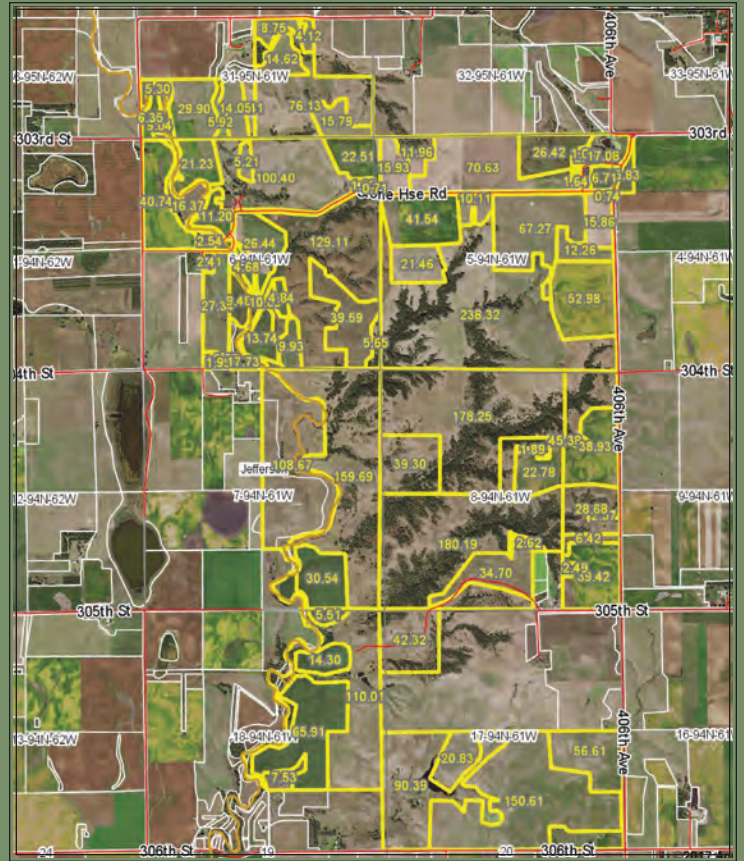
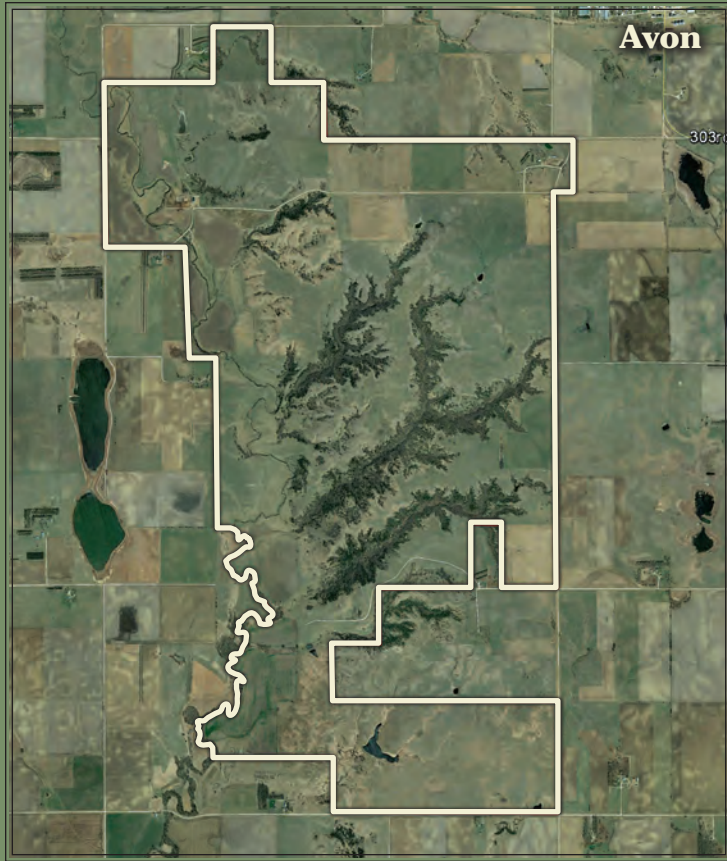
\$3,150

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PETERSON RANCH *at Avon*



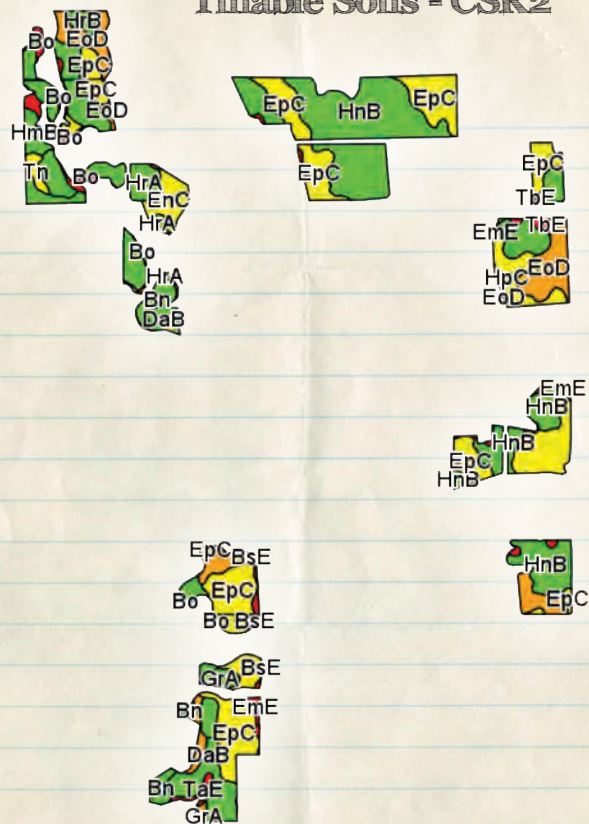
12119 Stratford Drive, Suite B
 Clive, Iowa 50325

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2,841 Acres M/L Avon, South Dakota

Tillable Soils - CSR2



Code	Soil Description	Acres	Percent of Field	PI Legend	Productivity Index
HnB	Homme-Ethan-Onita complex	134.99	23.9%		78
EpC	Ethan-Homme complex	128.91	22.8%		64
EoD	Ethan-Davis loams	50.79	9.0%		42
DaB	Davis loam	44.90	8.0%		83
HpC	Homme-Ethan-Tetonka complex	39.59	7.0%		64
Bn	Bon loam	18.52	3.3%		84
Bn	Bon loam	18.30	3.2%		84
HrA	Homme-Onita silty clay loams	17.20	3.0%		89
HrB	Homme-Onita silty clay loams	13.39	2.4%		84
DaC	Davis loam	12.94	2.3%		73
EnC	Clarno-Ethan-Bonilla loams	12.60	2.2%		69
HmB	Homme-Ethan-Onita complex	12.32	2.2%		77
GrA	Graceville silty clay loam	11.63	2.1%		84
CeB	Clarno-Ethan-Bonilla loams	8.15	1.4%		78
EmE	Ethan-Betts loams	6.16	1.1%		18
TbE	Talmo-Ethan very stony complex	5.77	1.0%		8
EdB	Enet-Delmont loams	5.65	1.0%		50
Tn	Tetonka-Chancellor silty clay loams	4.40	0.8%		66
Bo	Bon loam	3.87	0.7%		34
BeE	Betts-Ethan loams	3.57	0.6%		22
Bo	Bon loam	2.83	0.5%		34
BsE	Boyd-Sansarc clays	2.81	0.5%		7
EdA	Enet-Delmont loams	2.45	0.4%		55
TaE	Talmo-Delmont loams	2.26	0.4%		2
EtD	Ethan-Clarno loams	0.35	0.1%		46
W	Water	0.12	0.0%		0

Weighted Average 68.2