

999 HEAD LIVESTOCK FACILITY

# MONOSLOPE BARN

## FOR SALE: \$1,100,000

INCLUDING BUYING OPTIONS FOR LAND & FARM SITE



LOCATED IN BROOKINGS COUNTY, SD



put your bid in today!

 United  
Country  
ADVANTAGE *Land* CO.

**EXPOSE**  
YOUR DIRT®

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# opportunity awaits

**Address:** 21883 SD HWY 13 ELKTON SD 57006

**Location from Elkton, SD:** 5 miles west on HWY 13 follow the curve to the south for another 1.75 miles and property will be on the west side of the road.

**Partial Legal:** South 480.5' of E 970' Except HWY in SE1/4 of Sec 28-109-48 Parnell Twp, Brookings County, SD.

**Taxes:** \$2,691 **Acres:** 9.88+/- acres



This is your opportunity to own a 999 head, turn-key feed lot operation conveniently situated on 9.88+/- acres on Highway 13 between Flandreau and Elkton. This efficient and well-maintained monoslope cattle barn was built in 2012 with the latest

technology by Summit Livestock Facilities. The barn itself is 100'x560' with a monoslope roof line to the south for strategic sunlight and shade and is equipped with 5 Ritchie water tanks amid 4 pens, with each measuring 120' x 80'. The monoslope is equipped with steel bumper plated 16" concrete walls, underlaid with 6" graded cement floors with 18" squares of grade 60 rebar. Two automated electric curtains on the north side are **designed for cattle comfort and protection year-round**. Feed easy with a 13' wide alley way on the north and use two manure bays, 20' in width, located between pens to store manure for convenience. Both the north and south sides of the barn are lined with poured cement feed bunks with four bars of 1.5" sucker rod. This barn also has a sick bay located near the working area with the option to buy the half-moon tub leading up to a Hi-Qual squeeze chute. There is also a heated and insulated 10'x20' portable steel sided vet shack/office located by the working area with an option to buy. This well-oiled operation comes with a commodity shed

and two large bunkers for feed, also with steel bumper plated 16" concrete walls. The 35' x 81' open face commodity shed offers 4 separate bays with an option to buy the portable 2,500-gallon molasses tank and pump piped to the feed wagon. One of the feed bunkers is 60'x140' with a cement wall divider. The second bunker is 50' x 140' and 50' x 120', with a wall height of 12'.

**This facility is built right for day to day big equipment, heavy cattle, and has the grain storage capacity to support ample amounts of livestock.**

The quality of this facility dramatically reduces the need to replace, fix, or modify the walls and structures for years to come. It is built right and built to last. Currently fed by a well located on the Thompson Farm Site, this livestock facility does have the availability to be turned to rural water. If the buyer elects to keep the well water source, a meter and a shared well agreement would need to be put in place, if sold separately. The electric service is provided by Sioux Valley electric which is fed by the Thompson Farm Site, furthermore, the buyer would be responsible for a new electric service, if sold separately.



Access is easy from the gravel road 219th St, right off Hwy 13, close to grain terminals. For high protein bi-products, this

facility sits 10 miles from Valero ethanol plant in Aurora, SD and an hour from Minnesota Corn Processors in Marshall, MN. Dairy outlets in close proximity include Belle Cheese in Brookings, Lake Norden Cheese Plant (currently expanding), Dimock Dairy, and Milbank Cheese. If you are looking for a livestock facility built to last, with options to complete your needs, located in a prime agricultural area, grab this smooth operation at hand. Call today for more information and a private showing.

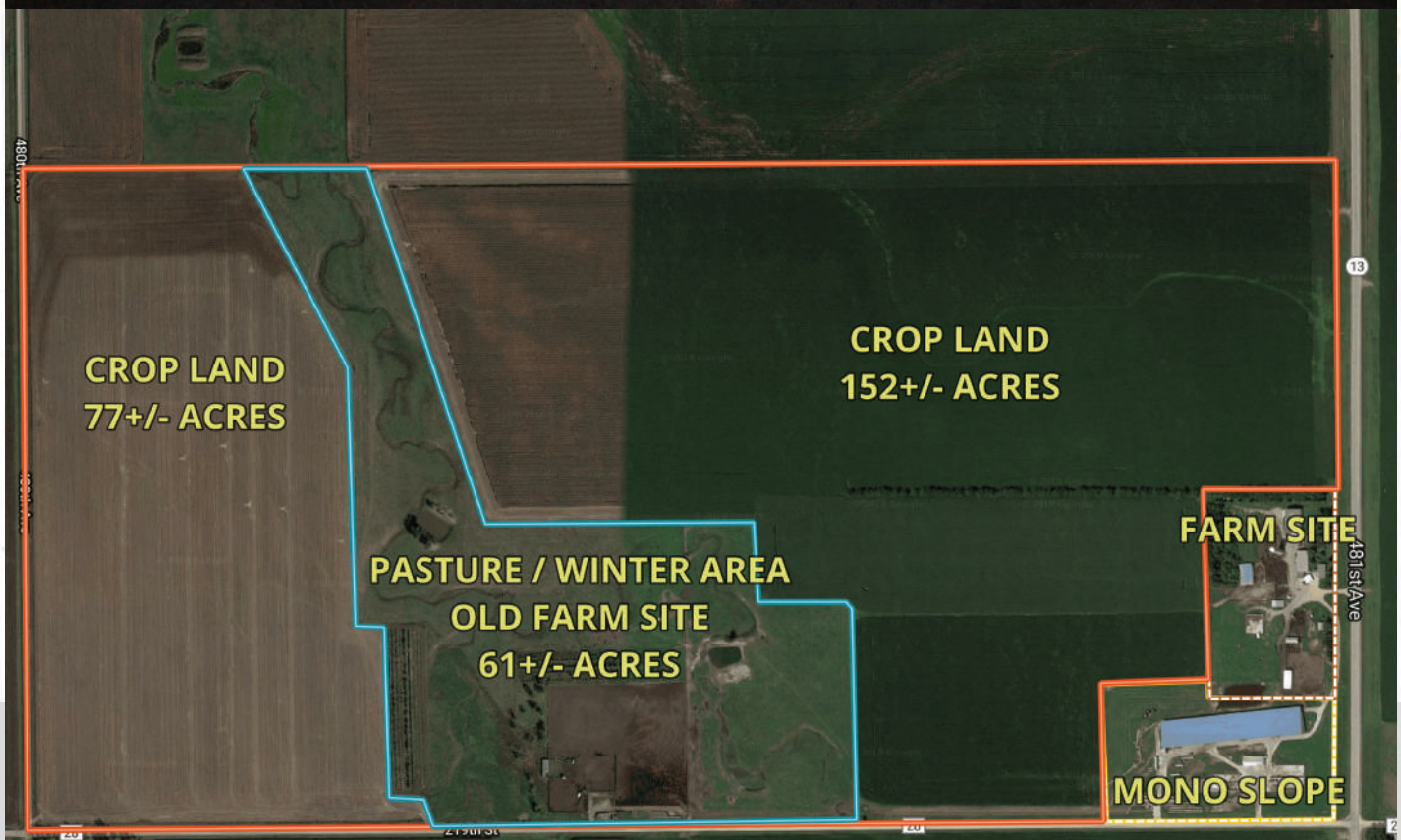


# specifications



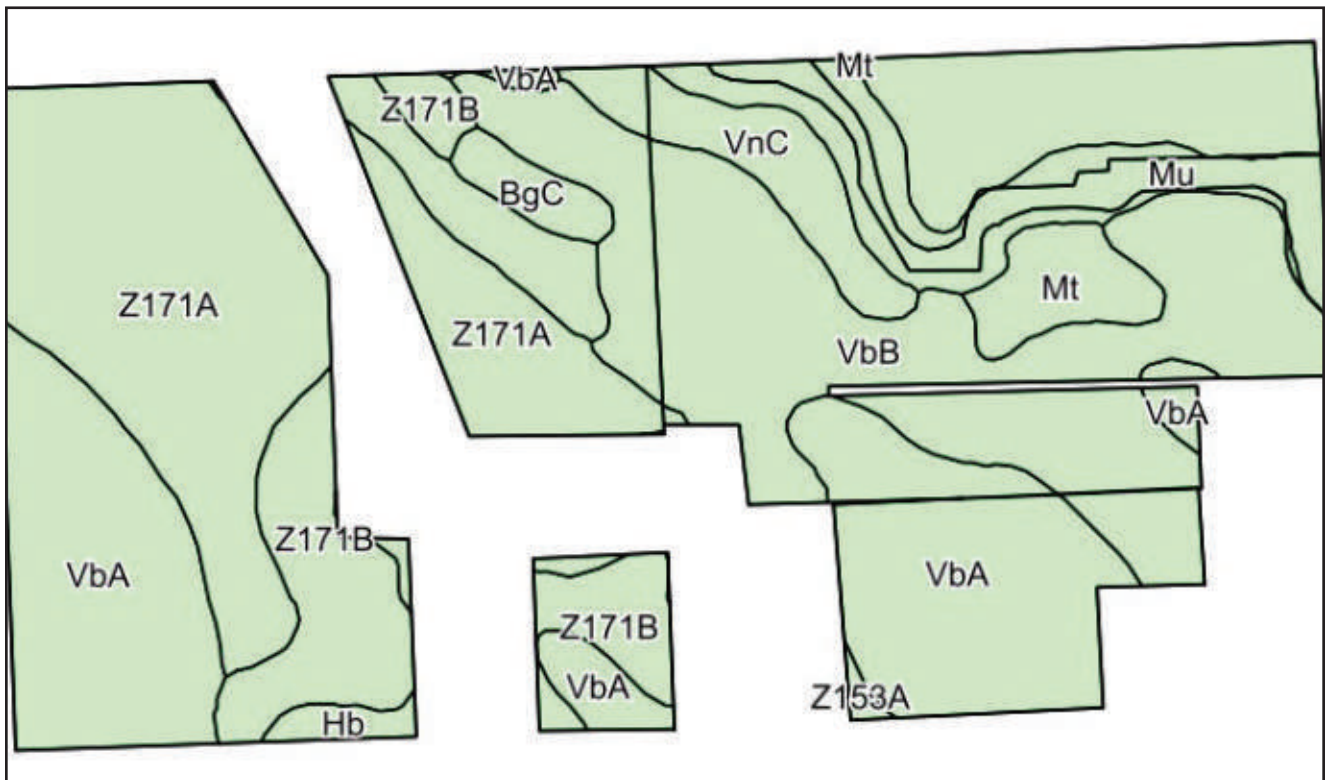
- 560' x 100' monoslope
- 13' feed alley
- 4 pens 83' x 120' pens
- 5 Ritchie Waterers throughout
- Two 20' x 61' manure bays
- Sick bay & working area 83' x 40'
- North wall extends 4' underground for a frost line
- 2 electric curtains on the north side: 8' curtain roles down, 4' curtain roles up and keeps trusses open for air flow
- Support poles throughout pens with 2' x 2' block 6' high with a 6' x 6' x 6' rebar cement base underneath for a solid foundation
- 6" Thick Floor with 18" squares of grade 60 Rebar
- Bunker 1: 60'x140' with 8' tall side walls with a wall divider, Bunker 2: 50' x 140' and 50' x 120' with 12' tall side walls

**21883 SD HWY 13 ELKTON SD 57006**





# soil map



Area Symbol: SD011, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Cor n	Soybeans	*n NCCPI Soybeans
VbB	Vienna-Brookings complex, 1 to 6 percent slopes	71.72	30.1%	Ile	86			69
VbA	Vienna-Brookings complex, 0 to 2 percent slopes	52.48	22.0%	Is	90			70
Z171A	Renshaw-Fordville loams, coteau, 0 to 2 percent slopes	51.79	21.7%	IIIs	47			37
Z171B	Renshaw-Fordville loams, coteau, 2 to 6 percent slopes	19.30	8.1%	IVs	43			36
Mu	McIntosh-Lamoure silty clay loams, 0 to 2 percent slopes	16.42	6.9%	IIs	80	81	25	54
VnC	Vienna-Buse complex, 6 to 9 percent slopes	8.52	3.6%	IIle	65	66	23	57
Z161A	Spottswood loam, 0 to 2 percent slopes, occasionally flooded	6.52	2.7%	IIs	75			26
Mt	Mckranz-Badger silty clay loams, 0 to 2 percent slopes	5.86	2.5%	IIs	79			61
BgC	Buse-Barnes loams, 6 to 9 percent slopes	3.03	1.3%	IVe	58	60	20	52
Hb	Hamerly-Badger complex, 0 to 2 percent slopes	1.65	0.7%	IIs	78	85	28	48
Z153A	Lamoure-Rauville silty clay loams, channeled, 0 to 2 percent slopes, frequently flooded	1.35	0.6%	VIw	13			16
Weighted Average					72.5	9.3	3	*n 56.1

# EXPOSE YOUR DIRT®



## OPTION TO BUY

- Earlage Feed \$108 per ton.
- Bedding - Corn Stalk Rounds: \$30 per bale
- Portable Vet Shack/Office: \$7,000
- Portable Half Moon tub alley and Hi-Qual squeeze chute: \$15,000
- Portable 2,500 gallon molasses tank and pump: \$3,000

## LAND OPTION

**Acres:** 298.47 +/- total acres | **Price:** \$7,680/acre at 298.47 = \$2,292,498 | **Taxes:** \$5,929

**Legal:** S1/2 Sec 28-109-48 Parnell Twp, Brookings County, S.D., excluding Hwy, Livestock Facility Site and Farm Site.

**FSA Info:** 235.23 cropland acres in addition to 3.6 acres currently enrolled CRP tree acres, with a total of 214.41 base acres. Currently, the operator uses 228.98 acres for cropland with the balance used as pasture and wintering site/old farmstead and trees. See FSA 156ez and FSA map for further details. When buying a feedlot facility one of the most important factors is land nearby that is for sale. The Thompson family understands the value of the adjacent land and is why they decided to give this as an option to the purchaser. The land makes it convenient to spread manure, fall/winter graze crop residue, and produce the crops need to support the operation. There is very little waste ground on this land as it is being utilized to its highest and best use. Tile is installed throughout the crop land of approximately 22,183 linear feet that outlets into the waterway to provide better drainage making this some of the top producing, fertile crop land in Parnell TWP, Brookings County! There are convenient alleyways to run cattle from the pasture to the farm site. Three separate tree belts, currently two in a CRP program for a total of 3.6 acres to provide excellent protection from the winter elements and wind erosion. With the feeding area having been an old farm site, one could explore the options as a buildings site as there is a working well and a rural water hookup option. Two dugouts and a waterway feed the water source for the pasture, along with two Ritchie waterers.

## FARM SITE OPTION

**Acres:** 10.25 +/- | **Price:** \$400,000 | **Taxes:** \$1,483

**Legal:** N 829.5' of S 13.10' of E 550' except Hwy in SE1/4 Sec. 28-109-48 Parnell Twp, Brookings Co, S.D.

This 10.94 +/- acre farm site, bordering the monoslope facility to the north, is inclusive of a home, many outbuildings, and pens with bunk space conveniently located on SD HWY 13. The ranch style home was built in 1958, with 2 beds, 2 full baths, and a detached 27'x27' garage. The property is bordered by a mature tree grove to the northwest and fits together well with the entire operation.

The farm site is equipped with several pole buildings to include:

**Shed/Barn Dimensions:** Pole Shed 98'x60'; Pole Shed 82'x40' (40'x52' insulated/heated with LP radiant heat) attached is a 28'x20' addition; Pole Shed 80'x50'; Pole Shed 44'x26'; Hoop Barn 72'x30'

## TERMS

This is a cash sale. Not responsible for accidents. The additional "Options to Buy" is subject to the monoslope livestock facility being sold first. Sellers of the land may elect to conduct a 1031 tax deferred exchange; buyer to give seller reasonable time to conduct such transaction. Information contained herein is deemed to be correct but is not guaranteed.





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LAND BROKERS**

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