

# FOR SALE

## WESTERN SKIES GROUP FARM

Stanley & Haakon Counties, South Dakota  
9,360+/- Acres

### FEATURES

- ◆ Exceptional dryland crop farm
- ◆ Contiguous block
- ◆ State highway access
- ◆ "Pride of Ownership" in every detail
- ◆ Home, shop, 510,000 bu grain storage
- ◆ Pheasant & mule deer hunting



NICK ZERR, LISTING AGENT

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**AgTeam**  
**Land Brokers**

## **WESTERN SKIES GROUP FARM**

### **THE PROPERTY**

**LOCATION:** 24909 219th St. Midland SD. The headquarters is approximately 12 miles north of Midland on state highway 14. The farm is approximately 50 miles southwest of Pierre, SD.

Pierre is the state capital of South Dakota and offers a regional airport with United, American, and Alaska Airlines providing service

**SIZE:** The farm consists of 9,360 +/- acres in nearly one contiguous block with only 160 acres being half a mile detached. Tillable acres are 8,334.83 +/- acres per Farm Service Agency data. Potential to add additional 2,575 tillable acres adjoining the Western Skies Group Farm.

**IMPROVEMENTS:** Improvements include employee modular home. Six 85,00 bu grain bins with aeration, 40'x80' shop that is heated and airconditioned with two bedroom apartment, sprayer hub, curvette steel machinery shed, plus miscellaneous storage sheds.

**CLOSING & POSSESSION DATE:** Negotiable

**OFFERING PRICE:** \$21,996,000 (\$2,350 PER ACRE)

**LISTING AGENT AND EXCLUSIVE AGENT FOR THE SELLER(S)**

**NICK ZERR: (785) 673-6424**

**UNITED COUNTRY AGTEAM LAND BROKERS**

Disclaimer: Information on the sale property has been gathered from sources deemed reliable, but AgTeam Land Brokers, LLC, or agents thereof make no guarantees as to the accuracy. Buyers (or their agents) are expected to personally inspect the property, perform their own due diligence, and arrive at their own decisions as to purchase. Seller(s) reserve the right to refuse any or all offers submitted. All real estate agents not licensed with AgTeam Land Brokers, LLC, shall be agents of the Buyer.

## EXECUTIVE SUMMARY FOR INVESTORS

The Western Skies Group Farm presents a rare opportunity to acquire 9,360 +/- contiguous acres of high-performance, investment-grade farmland in South Dakota's highly productive Haakon and Stanley Counties. With approximately 8,334.83 +/- acres in tillable production, this expansive property is ideally suited for institutional-scale row crop operations or long-term portfolio diversification for ultra-high-net-worth investors. Potential to add additional 2,500 acres of adjoining cropland.

### OPERATIONAL EXCELLENCE & TURNKEY INFRASTRUCTURE

The farm is designed for large-scale efficiency, boasting a fully integrated storage and operational footprint:

**Grain Storage Capacity:** Six 85,000-bushel bins (510,000 total bushels), allowing for on-farm crop storage and optimal market timing.

**Chemical & Fertilizer Hub:** A dedicated sprayer center with a bank of trailers engineered for full-season chemical and fertilizer storage, ensuring timely application and input cost control.

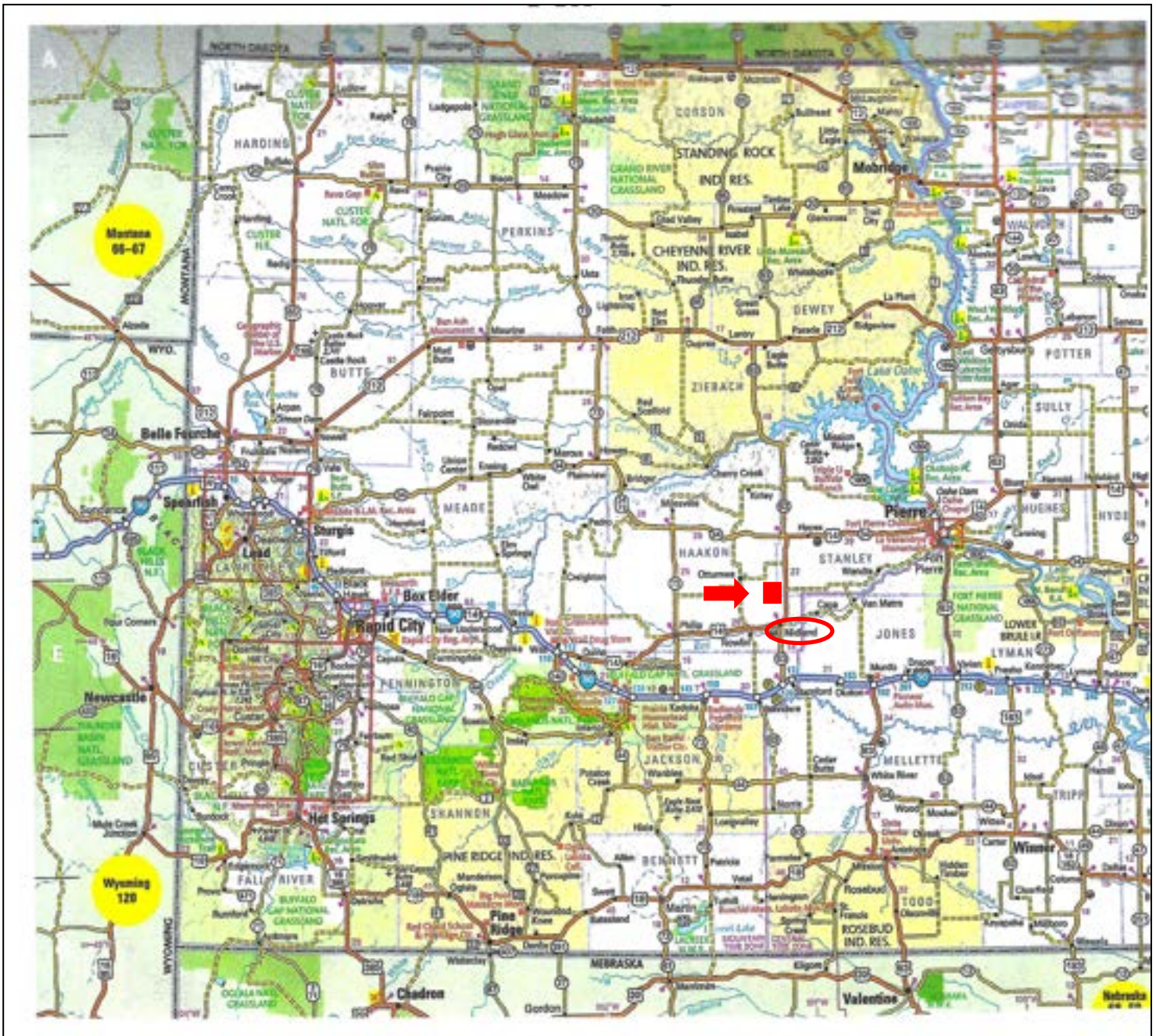
**Supporting Structures:** A modular home, well-appointed shop, and bunkhouse provide comfort, functionality, and year-round operational capacity.

### INVESTMENT HIGHLIGHTS

- ♦ **Contiguous Scale:** Rare opportunity to acquire a large, uninterrupted land block, minimizing inefficiencies and maximizing machinery utilization.
- ♦ **High Tillable Percentage:** With nearly the entire 8,960 $\pm$  acres under cultivation, this farm offers exceptional production potential and consistent cash flow.
- ♦ **Strong Regional Ag Economics:** South Dakota continues to benefit from low property taxes, dependable tenant operators, and resilient commodity markets.
- ♦ **Stable Long-Term Appreciation:** Farmland historically provides 2-5% annual land value appreciation with low volatility, backed by global food demand and inflation resistance.
- ♦ **Custom Leaseback or Management Options:** Ideal for investors seeking passive income with full-service property and tenant oversight available.
- ♦ **The Western Skies Group Farm is more than just a farm, it's a hard asset that offers inflation protection, generational wealth preservation, and a reliable income stream through leaseback or custom operation. Whether you are seeking to expand a land portfolio, hedge against market instability, or diversify into agriculture, this is a flagship holding ready for immediate acquisition.**



## LOCATION MAP



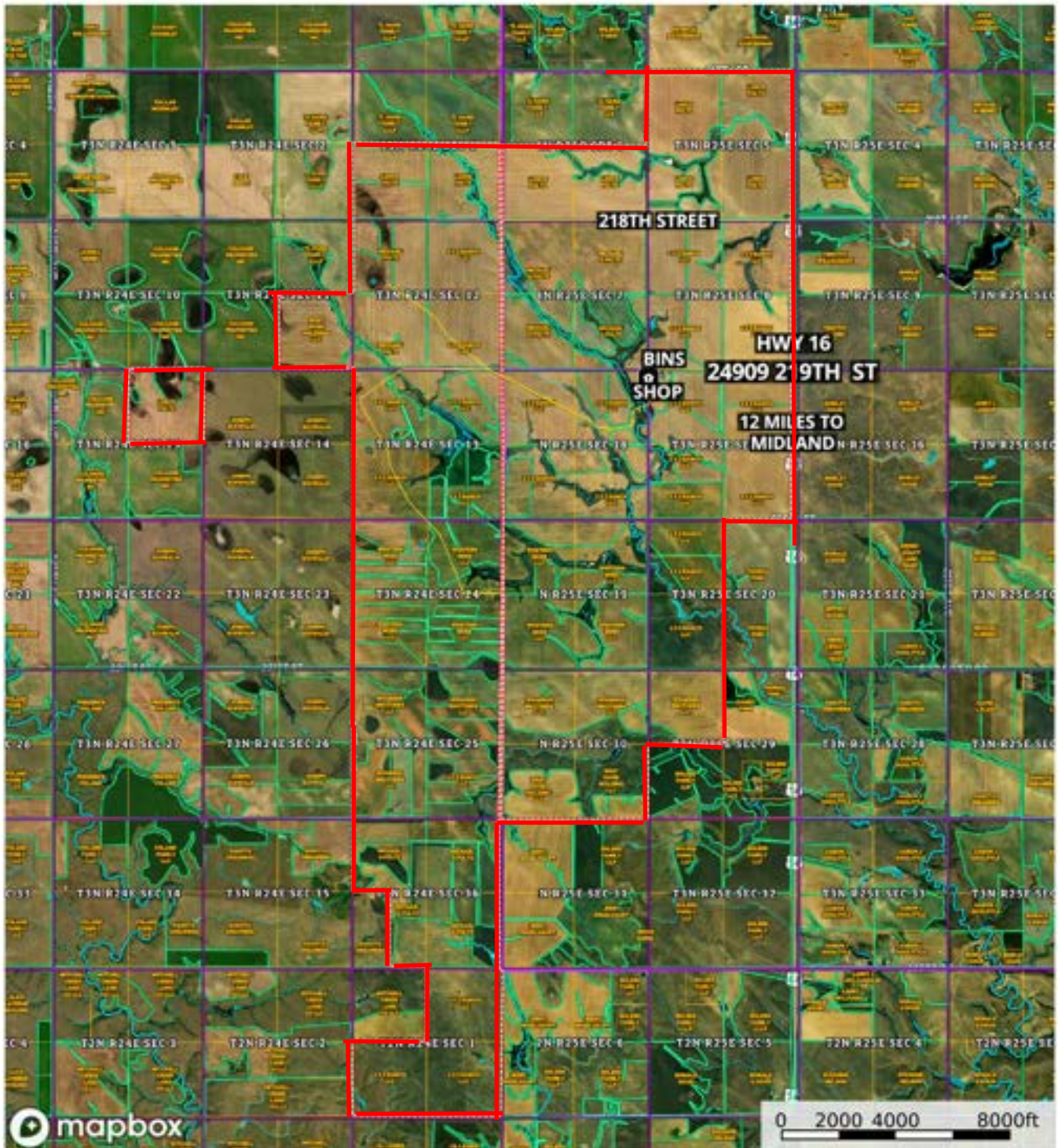
**Midland, South Dakota**, is a small rural town in the southeastern corner of Haakon County, located at the junction of US Highways 14 and 63, about 60 miles west of the state capital, Pierre. Founded in 1890 by J.C. Russell and named for its position halfway between the Missouri and Cheyenne rivers, Midland had a population of 112 as of the 2020 census. The town has a rich history, recognized as South Dakota's "Small Community of the Year" in 1991.



# LANDID MAP

WESTERN SKIES FARM GROUP

Haakon County, South Dakota, 9360 AC +/-



Foreman's House
Road / Trail
Primary Road
Boundary
Pond / Tank
Stream, Intermittent
River/Creek
Water Body
Township

Richard Dawson  
P: 308-325-0839

[www.agteamland.com](http://www.agteamland.com)

2802 Plum Creek Parkway, Ste. E, Lexington



The information contained herein was obtained from sources deemed to be reliable. Land ID™ Services makes no warranty or guarantee as to the completeness or accuracy thereof.

## SOUTH DAKOTA AG FACTS

**South Dakota's Agriculture** is a cornerstone of its economy, driven by vast farmland and a strong livestock sector. Here are key facts based on the latest available data:

**Economic Impact:** Agriculture is South Dakota's top industry, generating \$14.7 billion in cash receipts in 2022, with corn, cattle, and soybeans as leading commodities. It accounts for 13.9% of the state's GDP and employs over 115,000 people, contributing \$645 million in tax revenue.

**Farms and Land:** The state has 28,299 farms (2022 Census), down 6% since 2017, covering 42 million acres. Average farm size is 1,495 acres, with 98% family-owned, including over 2,500 farms held for 100+ years.

**Livestock:** South Dakota has 3.5 million cattle and calves (nearly 5 per person), 41,761 horses, and 43,863 honeybee colonies producing 7.8 million pounds of honey in 2022.

**Crops:** The state ranks top 10 nationally for 25 commodities, leading in hay and oats, and second in rye, flaxseed, and sunflower seed. Major crops include corn (5 million acres), soybeans (4.7 million acres), and wheat (2.2 million acres).

**Farmers:** Of 51,071 producers, 69% are male, 31% female, with an average age of 57.2 years. Only 1.7% are under 25, and 53% have a primary occupation outside farming. There are 12,667 new/beginning farmers and 4,220 with military service.

**Exports:** Soybeans are the largest export (60% of production), with ag exports growing 40% from \$4 billion in 2014. Canada and Mexico are key trading partners.

**Innovation:** 1,945 farms use renewable energy systems. The state has 15 ethanol plants producing 1 billion gallons annually (10% of U.S. supply) and leads in planting genetically engineered corn (95%) and soybeans (98%).

**Conservation:** Farmers adopt sustainable practices, reducing erosion and improving yields on fewer acres using advanced hybrids and efficient fertilizers.

**Unique Facts:** South Dakota hosts the nation's only tea plantation and the Corn Palace in Mitchell, decorated annually with corn murals.

These figures reflect South Dakota's role as an agricultural powerhouse, balancing tradition with modern efficiency.

## Haakon County, SD

Haakon County, located in central South Dakota, is a rural county with a population of 1,872 as of the 2020 census. Its county seat is Philip, and it was established in 1914, organized in 1915, from parts of Nowlin and Sterling counties. Named after Norway's King Haakon VII to attract Norwegian settlers, it's the only South Dakota county named for a non-American. Covering 1,827 square miles, with 1,811 square miles of land and 0.9% water, it's the easternmost South Dakota county observing Mountain Time.

The county's population density is low, at 1.0 person per square mile. The 2020 census recorded 773 households and 931 housing units. Racially, the county is predominantly white (94.7% in 2010), with small percentages of American Indian (1.9%), Asian (0.4%), Black (0.2%), and mixed-race (2.6%) residents. The median household income is \$46,281, with a per capita income of \$25,877. About 12.5% of the population lives below the poverty line.

Economically, agriculture, forestry, fishing, and hunting dominate, employing 211 people, followed by retail trade (124) and health care/social assistance (103). Management occupations are the most common job type. The county is politically conservative, consistently voting Republican in national elections since 1936.

The county's public schools are above average, and most residents own their homes.

## Stanley County, SD

Stanley County, located in central South Dakota, is a sparsely populated region covering 1,517 square miles, with 1,444 square miles of land and 73 square miles of water, primarily due to the Missouri River and Lake Oahe. As of the 2020 census, the population was 2,980, with Fort Pierre as the county seat. The county lies west of the Missouri River, opposite the state capital, Pierre, and is known for its rural, agricultural character and historical significance.

**Geography and Climate** The county features rolling plains, hills, and badlands, part of the Great Plains region. The Missouri River forms its eastern boundary, and Lake Oahe, a major reservoir, supports fishing, boating, and recreation. Stanley County has a semi-arid, continental climate with cold winters (January averages ~10°F) and warm summers (July averages ~75°F). Annual precipitation is 16-20 inches, mostly rain from May to September, with 30-40 inches of snowfall in winter. Its location near the Central-Mountain Time Zone boundary means Fort Pierre often aligns with Central Time due to economic ties with Pierre.

**Economy and Culture** The economy revolves around agriculture, with cattle ranching, hay, and grain production as key industries. Fort Pierre, a historic trading post, hosts the Verendrye Museum and is near the confluence of the Bad and Missouri Rivers, a site significant to Lakota and Dakota Sioux history. The county is part of the Pierre Micropolitan Statistical Area, with many residents commuting to Pierre for work in government, healthcare, or retail. Recreation includes hunting (pheasant, deer), fishing, and events like the Fort Pierre Rodeo and Casey Tibbs Match of Champions.

**History** Established in 1873 and organized in 1890, Stanley County was named after David S. Stanley, a Union Army general. Fort Pierre, founded as a fur trading post in 1832, is one of South Dakota's oldest settlements. The region has deep Native American roots, with the Cheyenne River Sioux Tribe nearby. Historical sites include the Verendrye Site, where French explorers placed a lead plate in 1743, claiming the land for France.

**Infrastructure and Lifestyle** Highways 34, 14 & 83 are primary routes, with Pierre Regional Airport serving the area. The county has a small public school system in Fort Pierre, and healthcare is accessed primarily in Pierre. Residents enjoy a tight-knit, rural lifestyle with access to outdoor activities and a low cost of living, though amenities are limited compared to urban areas. The time zone split creates occasional logistical quirks, with Fort Pierre using Central Time for convenience.



## IMPROVEMENTS AT HEAQUARTERS 24909 219TH ST, MIDLAND SD

Improvements include employee home. Six 85,00 bu grain bins with aeration, 40'x80' shop that is heated and airconditioned with two bedroom apartment, sprayer hub, curvette steel machinery shed, plus miscellaneous storage sheds.





## PLANTING & SPRAYING TIME





## HARVEST TIME





## RECREATION

PHEASANT & MULE DEER HUNTING  
FISHING AT LAKE OAHE



50 MILES TO HUGE LAKE OAHE AT PIERRE. ONE OF THE TOP FISHING & WATERFOWL  
HUNTING LAKES IN THE USA.



# GOOGLE EARTH

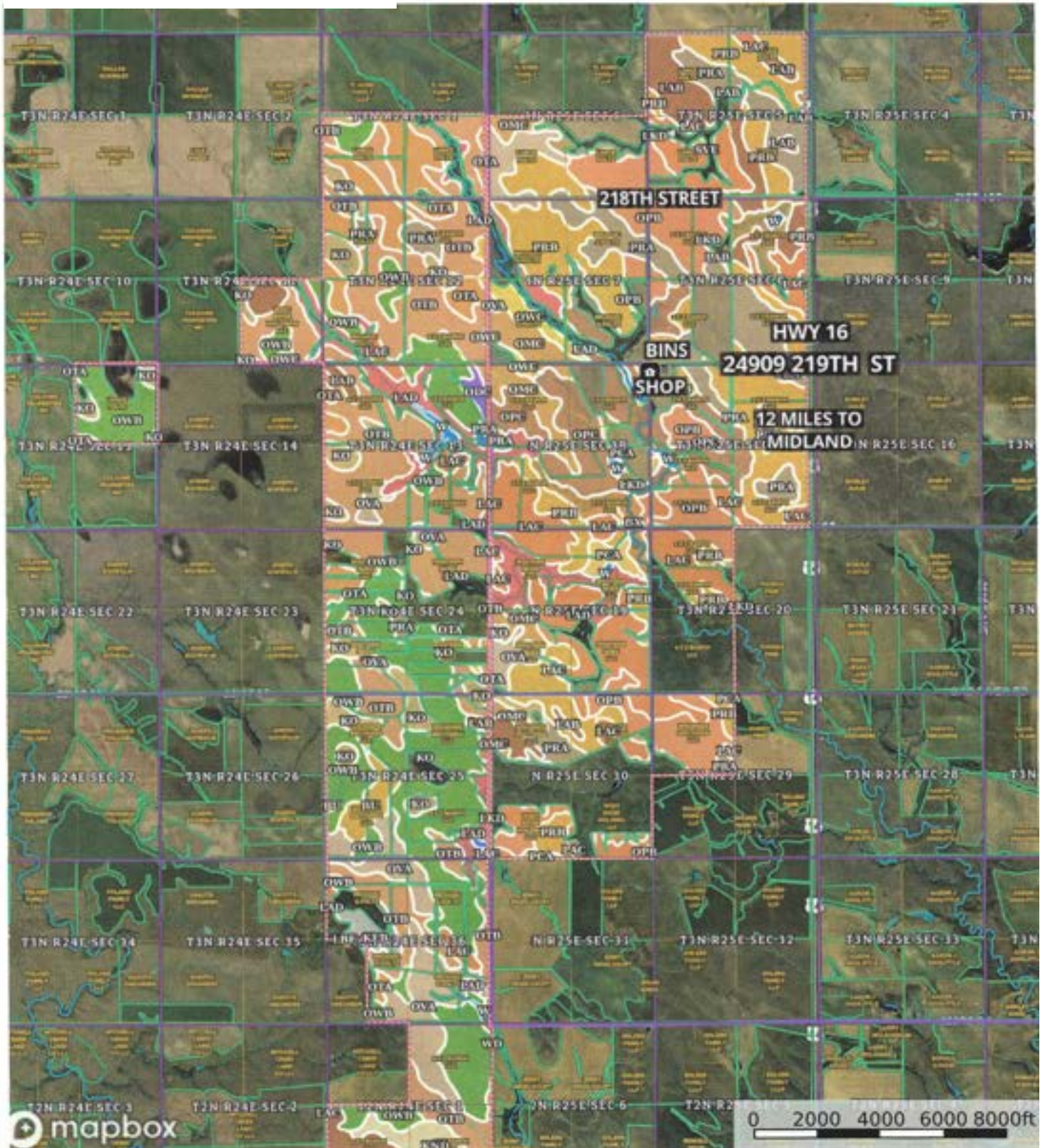




# SOIL MAP

WESTERN SKIES GROUP FARM

Haakon County, South Dakota, 9360 AC +/-



Forman's House Road / Trail Primary Road Boundary Pond / Tank Stream, Interstream River/Creek Water Body Township



 8038.66 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
OtB	Ottumwa silty clay, 3 to 6 percent slopes	1284.5	15.98	58	31	3e
OwB	Ottumwa-Lakoma complex, 3 to 6 percent slopes	1033.62	12.86	56	29	3e
PrB	Promise clay, 3 to 6 percent slopes	947.74	11.79	64	26	3e
LaC	Lakoma silty clay, 6 to 9 percent slopes	752.97	9.37	45	27	6e
OpB	Opal clay, 3 to 6 percent slopes	538.13	6.69	60	28	3e
PrA	Promise clay, 0 to 3 percent slopes	492.99	6.13	69	26	3s
OpC	Opal clay, 6 to 9 percent slopes	417.92	5.2	50	28	4e
OvA	Ottumwa silty clay, 0 to 3 percent slopes	398.56	4.96	61	31	3s
LaD	Lakoma silty clay, 6 to 15 percent slopes	396.41	4.93	43	28	6e
OtA	Ottumwa silty clay, 0 to 3 percent slopes	306.87	3.82	61	31	3s
Ko	Kolls clay	296.43	3.69	30	5	5w
LaB	Lakoma silty clay, 3 to 6 percent slopes	272.48	3.39	53	31	3e
OmC	Opal-Chantier clays, 2 to 9 percent slopes	201.04	2.5	37	23	4e
LkD	Lakoma-Okaton silty clays, 6 to 15 percent slopes	119.19	1.48	34	27	4e
ObE	Okaton-Lakoma silty clays, 15 to 40 percent slopes	102.37	1.27	14	11	7e
KnD	Kirley-Vivian complex, 6 to 15 percent slopes	78.9	0.98	37	35	4e
OwC	Ottumwa-Lakoma silty clays, 6 to 9 percent slopes	70.96	0.88	45	28	4e
Bx	Bullcreek-Slickspots complex, 0 to 6 percent slopes	68.19	0.85	10	25	6s
Bu	Bullcreek clay, 0 to 6 percent slopes	55.23	0.69	13	25	6s
PcA	Promise-Capa complex, 0 to 3 percent slopes	50.12	0.62	53	28	3e
KeB	Kirley clay loam, 3 to 6 percent slopes	46.31	0.58	81	39	3e
W	Water	41.18	0.51	0	-	8
OdC	Opal clay, 6 to 9 percent slopes	18.89	0.23	50	28	4e
LbE	Lakoma-Vivian complex, 9 to 25 percent slopes	11.93	0.15	39	24	6e
PrC	Promise clay, 6 to 9 percent slopes	9.72	0.12	55	25	4e



OdB	Opal clay, 3 to 6 percent slopes	9.2	0.11	60	28	3e
KfB	Kirley-Canning complex, 2 to 6 percent slopes	8.58	0.11	68	41	2e
SvE	Sully-Sansarc complex, 9 to 25 percent slopes	4.59	0.06	11	24	6e
Wd	Wendte-Herdcamp silty clays, channeled	3.64	0.05	28	20	6w
TOTALS		8038.66(*)	100%	53.19	27.26	3.75

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

## Capability Legend

Increased Limitations and Hazards.

Decreased Adaptability and Freedom of Choice Users.

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

## Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water