For Sale

AGRICULTURAL IRRIGATED

MEGA FARM OPERATION

16,000+ Acres • J.E.S Farms Partnership

LISTING PRICE: **$172,000,000**



UC RANCH PROPERTIES
A DIVISION OF UNITED COUNTRY REAL ESTATE

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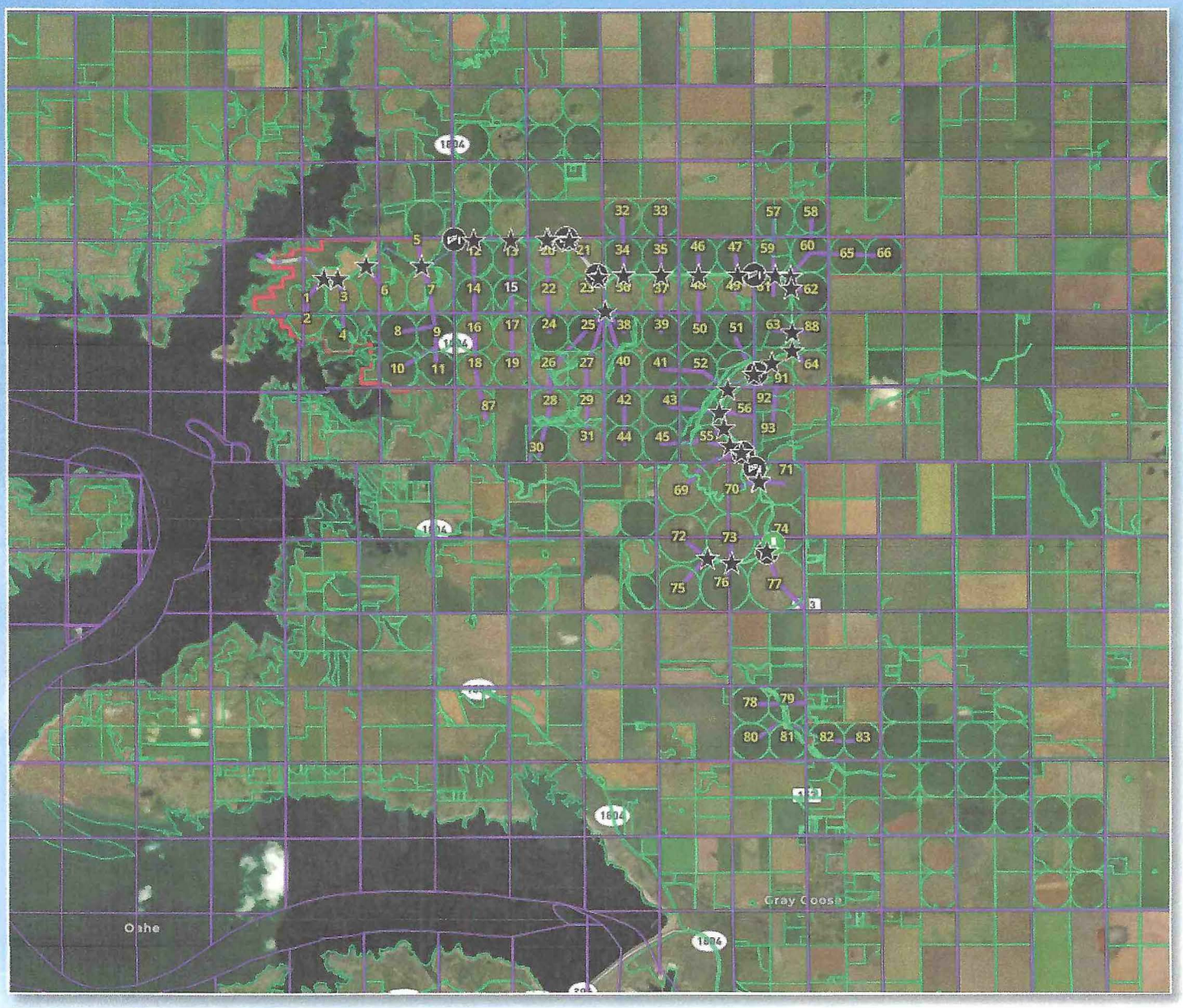
EXECUTIVE SUMMARY

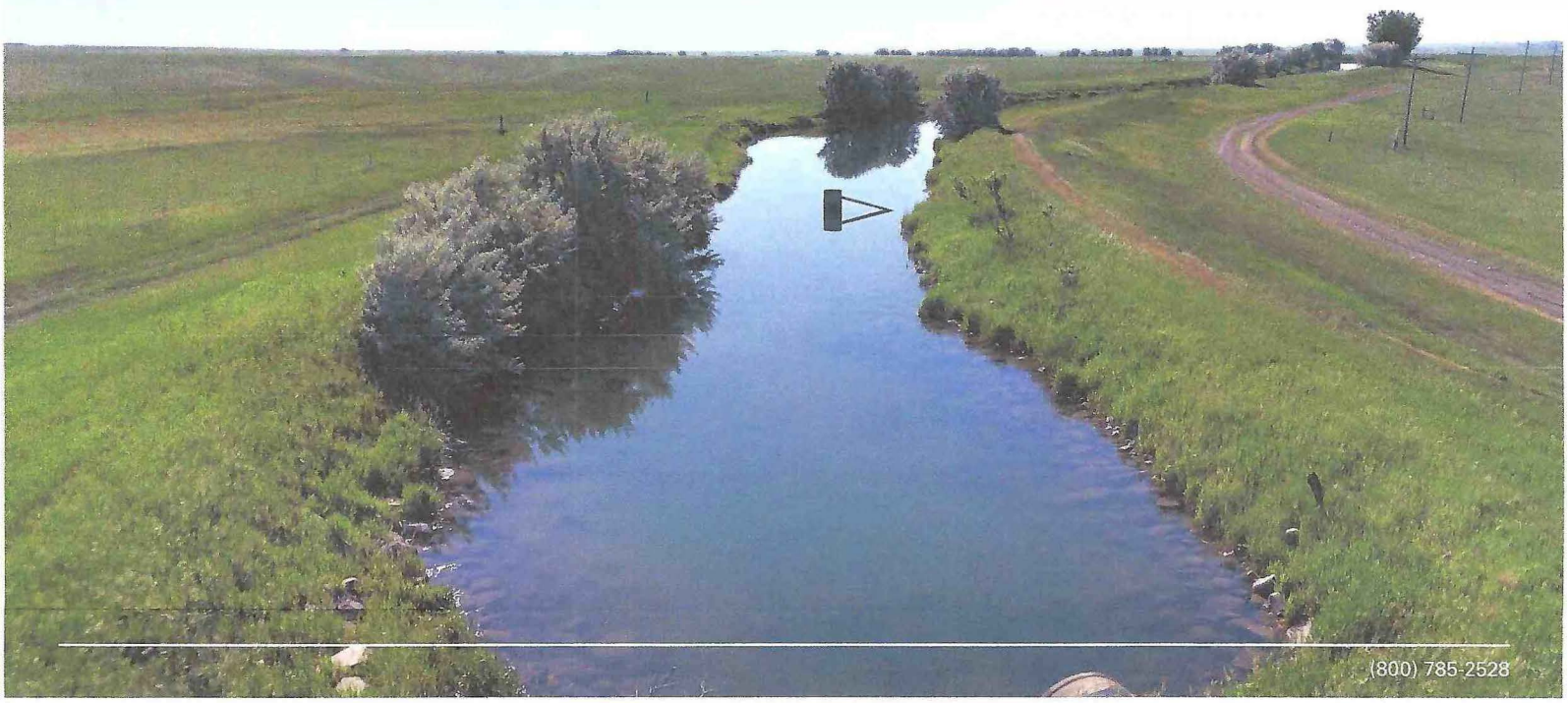
J.E.S. Farms is a contiguous 16,718.7±-acre family farm operation located just north of Pierre, South Dakota, spanning Hughes and Sully Counties. The farm features 84 Valley sprinkler systems with amazing water resources. This institutional-quality asset represents one of the largest privately assembled irrigated farming operations in the Midwest, developed over multiple decades with a focus on water access, operational scale, and long-term productivity.

The farm is 12,718± pivot irrigated acres supported by an advanced irrigation system drawing from Lake Oahe, along with 2,333± dryland acres. JES Farms operates as a diversified agricultural platform that combines large-scale row-crop production, cattle wintering programs, and hunting-lease income, supported by extensive infrastructure, including grain storage, feedlot capacity, and workforce housing.

With proven production capacity, significant underutilized water resources, and substantial infrastructure already in place, the property presents a rare opportunity for institutional or large-scale operators seeking both immediate income and long-term value creation.




1804
Gray Goose
Okhe





INVESTMENT HIGHLIGHTS

- **Institutional-Scale Asset:** Almost 16,500 contiguous acres—one of the largest irrigated row crop operations in the Midwest
- **Water Security at Scale:** Direct access to Lake Oahe with high-capacity irrigation system (76,000± GPM) and unused allocation for expansion
- **Proven Production + Upside:** Current yields below potential, with independent data supporting 270–300 bushel capability
- **Irreplaceable Infrastructure:** 13-mile gravity-fed canal system and extensive pivot network—difficult to replicate under today's regulations
- **Diversified Income Streams:** Row crops, cattle wintering program, and hunting lease revenue provide multiple income layers
- **Fully Built-Out Operation:** Includes 2±MM bushel grain storage, feedlot capacity, and workforce housing
- **Scalability & Optionality:** Opportunity for operational optimization, dairy/feed expansion, or development (peninsula tract)

PROPERTY OVERVIEW



Property Location: **19395 288th Ave 1, Pierre, South Dakota 57501**



Located 15-20 Minutes from Pierre, South Dakota.

Proximity to:

Pierre Regional Airport

Fort Pierre Livestock (~14 miles)

Onida Grain Markets & Ethanol Plant (~20-21 miles)





Legal Description Summary

- 16,718.7± acres per county tax records
- Located in Hughes and Sully Counties

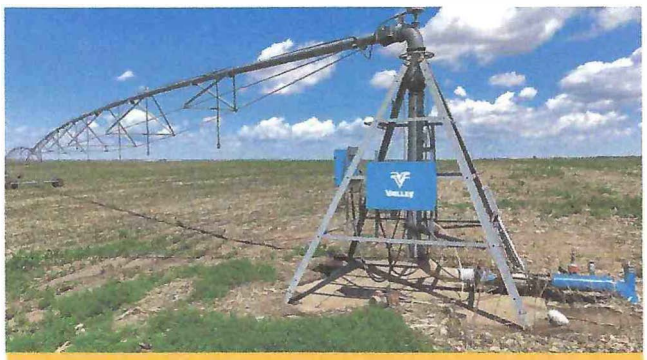


Access and Transportation

- Regional highway access supporting grain and livestock movement
- Proximity to major ag infrastructure and processing facilities

12,458± IRRIGATED ACRES

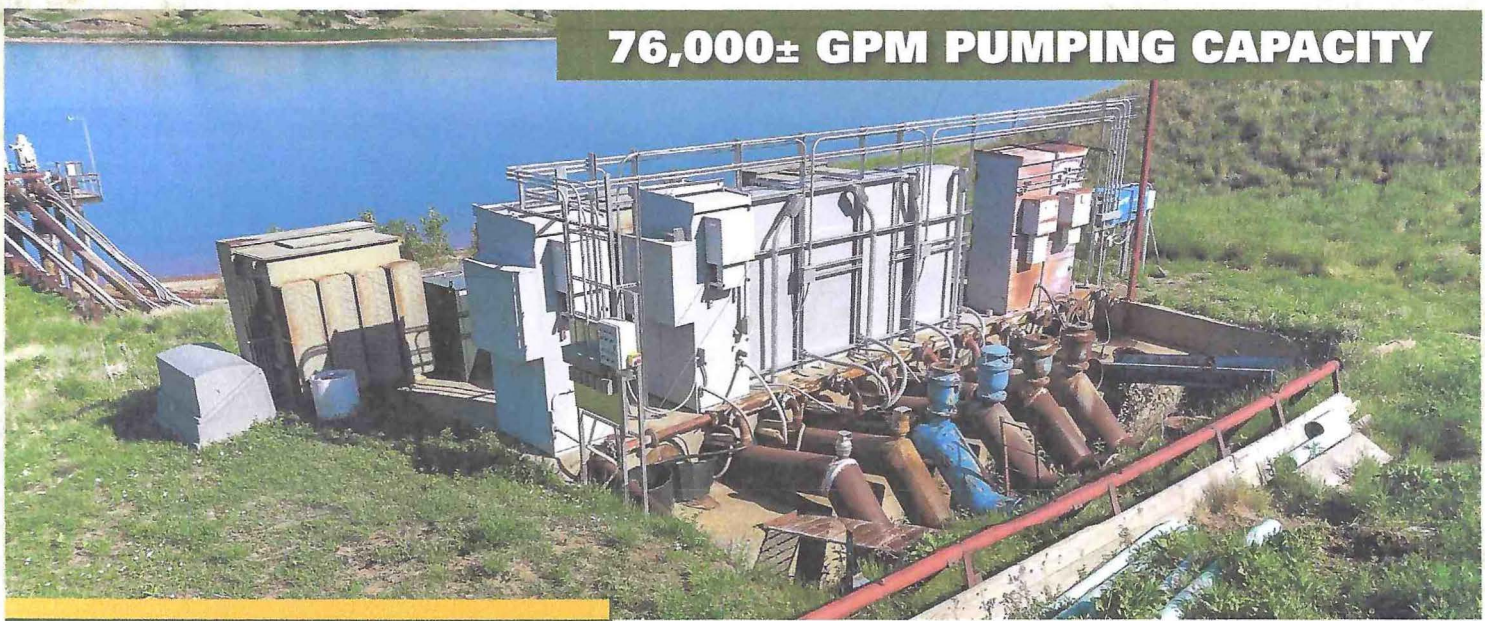




Parcel Breakdown

- 2,333± dryland cropland acres
- Balance includes grazing land, infrastructure, and natural habitat

76,000± GPM PUMPING CAPACITY



Irrigation System and Water Rights

The permit to pump water from the Missouri River was issued by the South Dakota Legislature. The permit is for 55,000 acre-feet of irrigation water.

Aqueduct / Canal System

- 13-mile gravity-fed canal system with ~125-foot elevation drop
- Roman aqueduct-style underground siphon system
- Extensive underground piping and pivot distribution system

Lake Oahe

- Primary water source via Missouri River system
- 231±-mile reservoir with substantial capacity
- Farm utilizes only a portion of allocated water rights
- No historical operational disruption due to lake levels





Crops Production & Operations

Its scale, efficient access to Missouri River water, low pumping costs, productive soils, and strategic location near transportation and processing hubs position it as a standout asset in central South Dakota agriculture.

Land and Soils Breakdown

- High-quality silty loam soils
- Average productivity rating ~84%, with top areas ~93%
- Class II dryland soils with strong irrigated performance potential

Row Crop Production Setup

- Primary crops: corn, wheat, soybeans
- 84 center pivots (including corner systems)
- Scalable, mechanized row crop operation

APH and Data Metrics

- Current APH below potential due to management factors
- Independent studies indicate 270–300 bushel production potential
- No yield variation across pivot groups (consistent irrigation delivery)

Cropland Acres: 14,961.94±

Corn Contract	Wheat Contract	Soybean Contract
Acre Base: 10,726.2	Acre Base: 1,187.52	Acre Base: 1,334.08
PLC Yield: 139 Bu.	PLC Yield: 38 Bu.	PLC Yield: 38 Bu.

2,000,000± BUSHEL GRAIN STORAGE CAPACITY

5,000±-head feedlot (non-permitted)

Bulk input storage (seed, fertilizer)

10 dwellings for workforce housing

Equipment and maintenance structures



Revenue Mix





JES Farms represents a rare opportunity for investors or producers seeking a turnkey, highly profitable irrigated farming enterprise with built-in livestock and recreational income. The farm's integrated systems support high-output grain production while providing multiple revenue layers for resilience and returns.

Crop Revenues

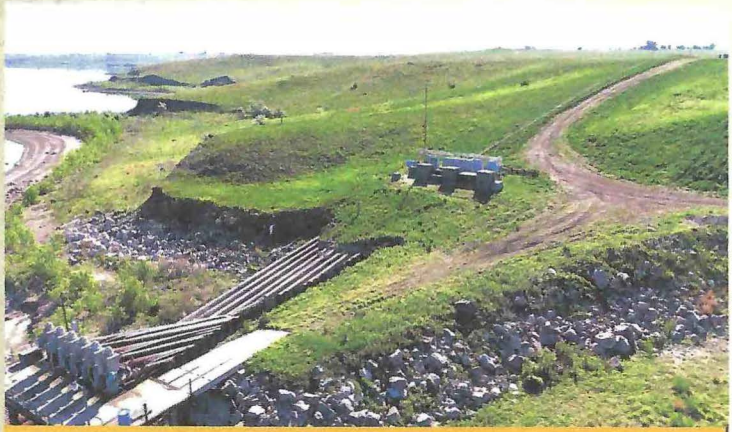
- Primary revenue from irrigated row crop production

Wintering Cows

- ~2,750 cows wintered for ~125 days
- Revenue range: $0.90–$1.25/day per head

Hunting Lease

- Upland game and waterfowl hunting lease
- 2026 lease rate: $7.50/acre



Scalability Opportunity



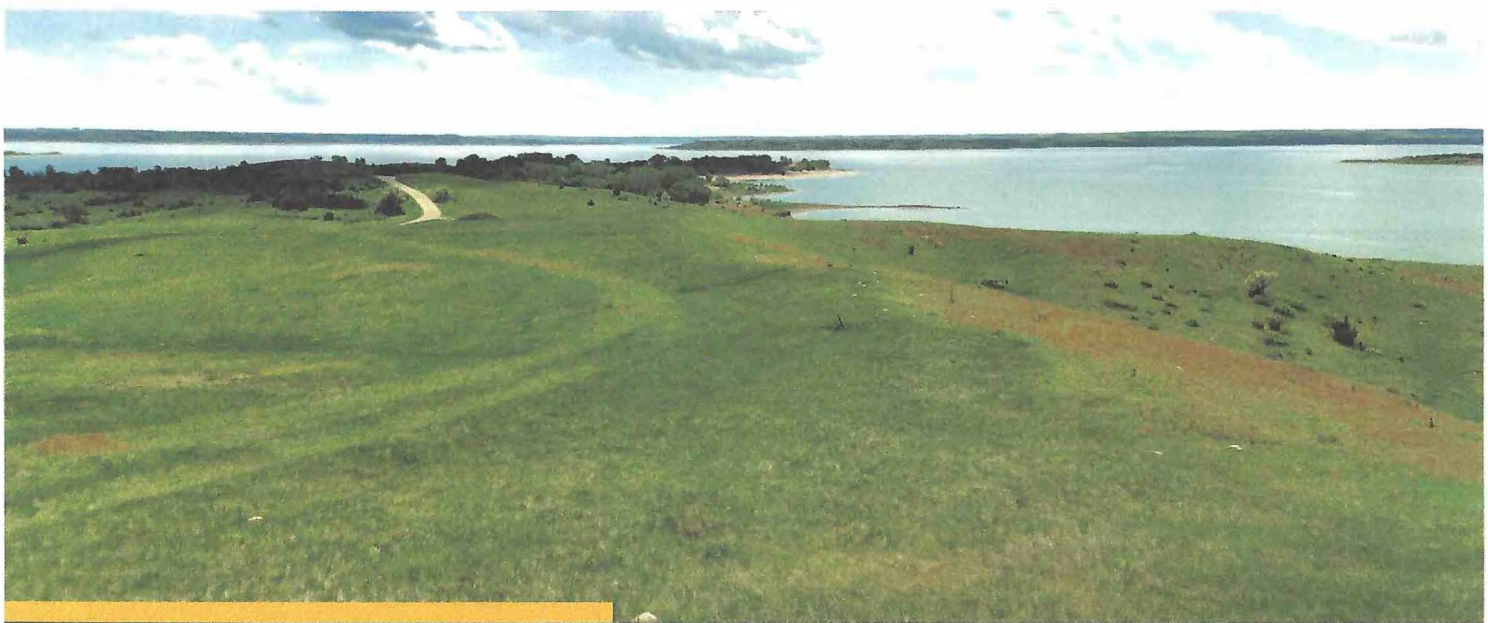


Feed Operations

- Existing infrastructure supports expansion of cattle programs
- Integrated crop + livestock system

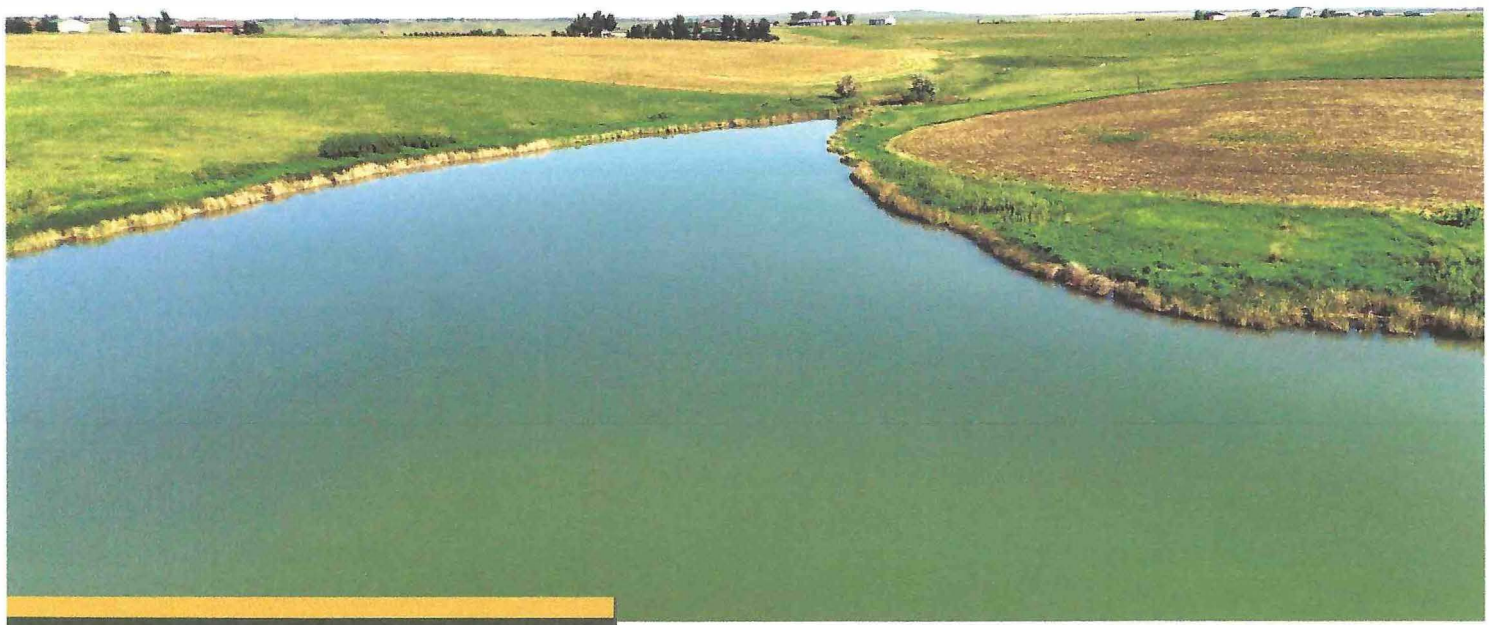
Dairy Operations

- Strong candidate for large-scale dairy development
- Significant water availability and land base



The Peninsula Tract

- Located in the northwest portion of the property
- Extends into Lake Oahe with multi-directional water views
- Approved subdivision master plan (2021)
- Can be subdivided and sold separately
- Flexible tract sizing



Regional Ag Profile

- Central South Dakota agricultural region
- Strong grain, cattle, and ethanol production presence
- Low rainfall (~19 inches annually), increasing value of irrigation
- Proximity to Missouri River water system



Offering Terms & Disclosure

Due diligence materials available upon request. Financial disclosures subject to seller approval.

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