



# HUGHES COUNTY

SOUTH DAKOTA



**1,624.81 CONTIGUOUS ACRES M/L**

[PeoplesCompany.com/Premium/RiverviewFarms](https://PeoplesCompany.com/Premium/RiverviewFarms)



# EXECUTIVE SUMMARY

Positioned along the northern riverbanks of the scenic Missouri River in central South Dakota, the Riverview Organics Farm offers 1,624.81 contiguous acres m/l of highly tillable, organically certified farmland. The farm was fully transitioned to organic crop production in 2021. Previous organic crops have included sunflowers, wheat, and purple corn. The organic crops raised during the 2023 growing season consisted of corn, soy, chickpeas, and alfalfa. There is a three-year lease in place with a tenant who is introducing organic potatoes into the rotation and the addition of this high-value crop has the potential to create significant long-term opportunities.

This Hughes County, South Dakota property includes 1,550.78 FSA tillable acres that consists of both irrigated and dryland cropland carrying a PI of 82.7. Of the FSA tillable cropland acres, 1,262.58 acres are classified FSA irrigated and 288.20 acres are labeled FSA dryland with the primary soils that include productive Millboro Silt Loam, Lowry Silt Loam, and Dorna Silt Loam.

The property 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 with recently updated control systems and sprinkler packages. In addition, there are additional property improvements that include, but not limited to a premier hunting Lodge with the area offering world-class pheasant hunting opportunities and some of the highest quality walleye fishing out the back door, a 75'x75' heated shop, 290,000 bushels of grain storage, and a one-story home. The property is conveniently located along Highway 34 within a short distance from Pierre, South Dakota.



SOUTH DAKOTA



**RIVERVIEW  
ORGANICS  
FARM**

## CONTACT

**STEVE BRUERE | 515.222.1347**  
**Steve@PeoplesCompany.com**  
SD LIC 17886





# LOCATION

**From Pierre, SD:** Travel East on Highway 34 for approximately 20 miles and the farm will be located on the south side of the highway.



PIERRE, SD

PROPERTY

MISSOURI RIVER

FORT THOMPSON, SD

HIGHWAY 34

310TH AVENUE

214TH STREET

SOUTH DAKOTA





# ACCESS ROADS

The farm is accessible immediately off Highway 34 on either 310th Street or Pike Road.

*\*Disclaimer on photo: Access roads are approximate based on visual observation by Peoples Company. Please conduct your own investigation regarding access to each tract on the farm.*





# FARM DETAILS

## FSA FARMLAND ACRES

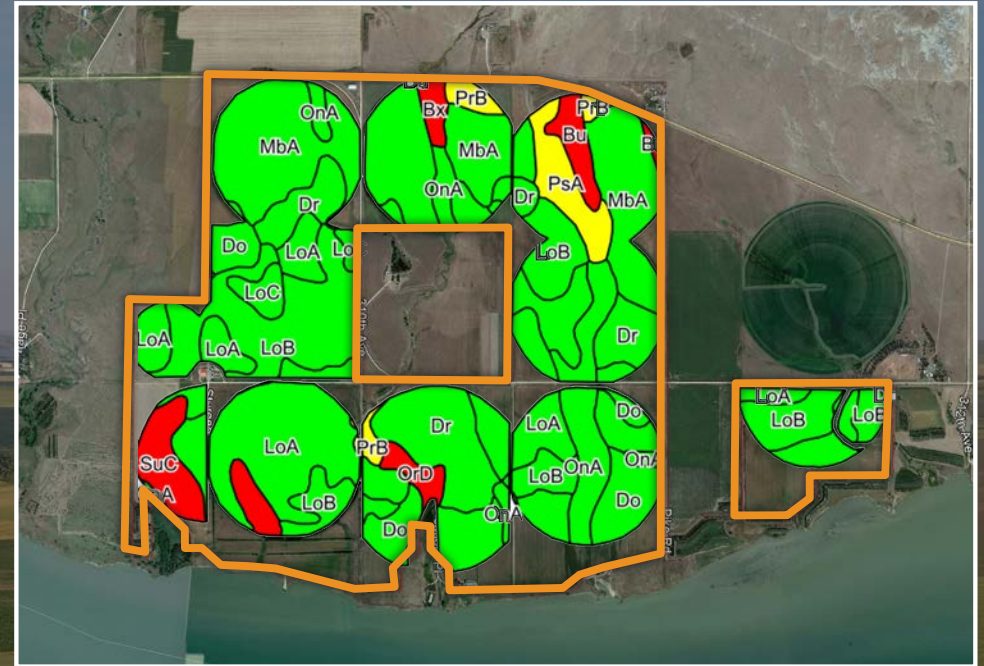
FARM	TRACT	FARMLAND ACRES	CROPLAND ACRES
2521	351	104.17	99.35
2521	720	152.39	152.39
2521	870	151.06	151.06
2521	871	113.64	107.41
2521	872	155.00	155.00
2521	883	114.34	100.74
2521	884	102.58	100.83
2521	885	202.96	193.30
2521	9439	198.81	197.73
2521	9350	298.52	292.97
<b>TOTAL</b>		<b>1,593.47</b>	<b>1,550.78</b>

## FSA CROPLAND ACRES

CROP	BASE ACRES	PLC YIELD	CROP ELECTION
Wheat	75.02	30	ARC-County
Corn	588.45	134	ARC-County
Grain Sorghum	24.90	66	ARC-County
Soybeans	357.75	35	ARC-County
Canola	17.98	865	ARC-County

## 2021 SOIL TEST RESULTS

TEST	FARM AVERAGE
Soil pH	8.11
Organic Matter (OM)	2.75
Potassium (K)	312.93 ppm
Phosphorus (P)	6.14 ppm



## IRRIGATED TILLABLE SOILS CHART

CODE	DESCRIPTION	ACRES	% OF FIELD	LEGEND	PI
MbA	Millboro silt loam	261.87	21.0%	<span style="color: green;">■</span>	87
LoB	Lowry silt loam	231.57	18.5%	<span style="color: green;">■</span>	91
LoA	Lowry silt loam	228.86	18.3%	<span style="color: green;">■</span>	91
Dr	Dorna silt loam	157.48	12.6%	<span style="color: green;">■</span>	76
Do	Dorna silt loam	129.07	10.3%	<span style="color: green;">■</span>	90
OnA	Mobridge silt loam	79.05	6.3%	<span style="color: green;">■</span>	94
SuC	Sully silt loam	46.13	3.7%	<span style="color: red;">■</span>	38
PsA	Promise-Mosher complex	34.91	2.8%	<span style="color: yellow;">■</span>	62
Bu	Bullcreek clay	21.76	1.7%	<span style="color: red;">■</span>	13
PrB	Promise clay	18.49	1.5%	<span style="color: yellow;">■</span>	64
LoC	Lowry silt loam	17.74	1.4%	<span style="color: green;">■</span>	84
<b>WEIGHTED AVERAGE</b>					<b>82.5</b>

# LAND & CROP PRODUCTION

Actuary & Bushel Guarantee

## 2024 INSURABLE CROPS IRRIGATED ORGANIC

CROP	COUNTY T-YIELD	85% RP GUARANTEE
Barley	29 bu	24.7 bu
Corn	133 bu	113.1 bu
Dry Beans (APH Great Nothern)	979 lbs	832.2 lbs
Dry Peas (Spring Chickpeas)	1,103 lbs	937.6 lbs
Grain Sorghum	44 bu	37.4 bu
Millet*	36 bu	30.6 bu
Oats	51 bu	43.4 bu
Popcorn	3,655 lbs	3,106.8 lbs
Soybeans	40 bu	34 bu
Wheat	42 bu (winter) 36 bu (spring)	35.7 bu (winter) 30.6 bu (spring)

\*For additional information, please visit with our Crop Insurance Department

## 2024 INSURABLE CROPS DRYLAND ORGANIC

CROP	COUNTY T-YIELD	85% RP GUARANTEE
Barley	26 bu	22.1 bu
Corn	59 bu	50.2 bu
Dry Peas (Spring Chickpeas)	959 lbs	815.6 lbs
Grain Sorghum	44 bu	37.4 bu
Millet (Proso)*	32 bu	27.2 bu
Oats	40 bu	34 bu
Soybeans	21 bu	17.9 bu
Wheat	25 bu (winter) 24 bu (spring)	21.3 bu (winter) 20.4 bu (spring)

\*For additional information, please visit with our Crop Insurance Department

The Riverview Organics Farm consists primarily of silt loam river bottom soils. The recent transition to organic crop production was a result of the predominant and consistent soil types across the farm, availability of irrigation water, and the annual hard winter freeze that controls weeds and pest pressure. Historical crop production in this area of South Dakota has consisted predominantly of corn, soybeans, and wheat. There is a three-year lease in place with a tenant who is introducing organic potatoes into the crop rotation. The addition of this high-value crop has the potential to create a significant long-term upside for the asset.

A primary agronomic challenge for organic crop production is consistent access to sources of organic fertilizers. The organic fertility sources for this year's cropping season were secured, but engaging and finding competitive sources in the future will be an ongoing management activity. Currently, a large scale, long-term organic popcorn contract may provide profitable production and insurance revenue guarantees for future years.

Riverview Organics Farm receives an annual rainfall of approximately eighteen inches with most of the rain coming during the spring and early summer season. The use of the robust irrigation system throughout the farm during the rest of the growing season allows for a full growing cycle with no effective crop production limitations. In addition, there is not a history of flooding on this Hughes County, South Dakota farmland tract as the location on the Missouri river is downstream from the Oahe Reservoir and Dam and upstream from the Big Bend Dam, which are Army Corp of Engineers controlled dams configured to actively manage water levels.

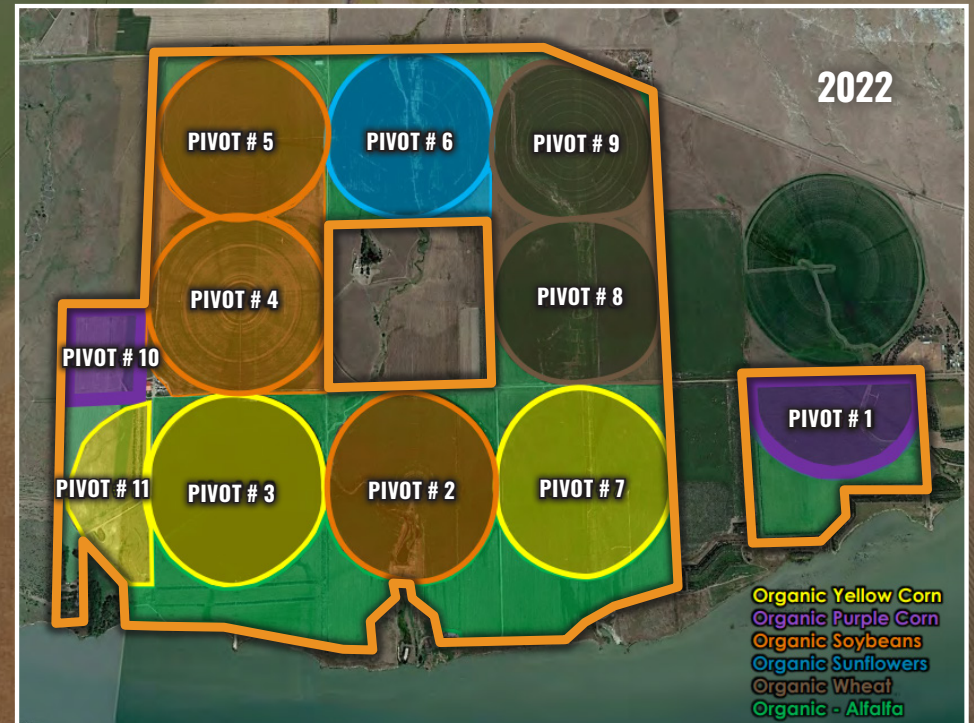


## 2021 CROP YIELDS

CROP	YIELD PER ACRE	ACRES
Yellow Corn	139.70 bu	1,012.43
Purple Corn	119.99 bu	160.35
Soybeans	21.95 bu	99.76
Alfalfa (dryland)	1.50 tons	270.35
		<b>1,542.89</b>

## 2022 CROP YIELDS

CROP	YIELD PER ACRE	ACRES
Yellow Corn	160.40 bu	321.56
Purple Corn	102.25 bu	100.80
Soybeans	38.88 bu	458.85
Sunflowers	345,132	135.02
Wheat	43.04 bu	281.20
Alfalfa (dryland)	1.50 tons	246.50
		<b>1,543.93</b>

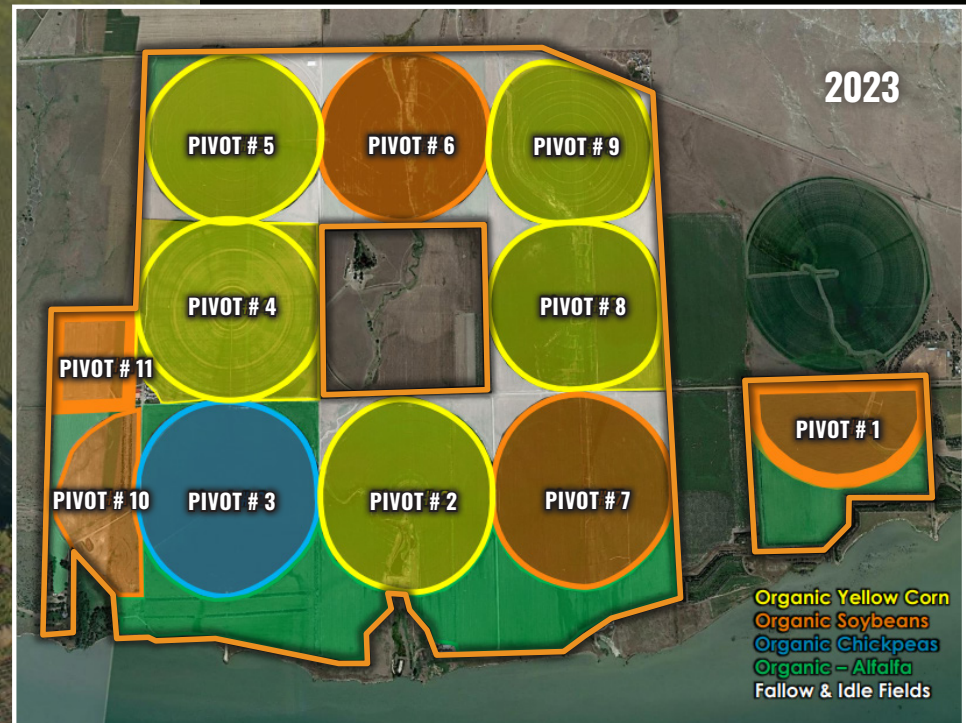




# CROP YIELDS & PLANTING MAPS

## 2023 CROP YIELDS

CROP	YIELD PER ACRE	ACRES
Yellow Corn	153.01 bu	714.28
Soybeans	29.41 bu	414.45
Chickpeas	21.42 bu	133.85
Alfalfa (dryland)	Fallow	
		<b>1,262.58</b>





## WATER RIGHTS

PERMIT NUMBER	AUTHORIZED ACRES	AUTHORIZED QUANTITY (AF)	AUTHORIZED RATE CFS	PRIORITY DATE
1431-3	203.75	611.25	2.9	6/21/1967
1647-3	118.75	356.25	1.69	11/6/1968
1905-3	84.00	252.00	1.20	11/13/1973
2085-3	260.00	780.00	3.72	4/30/1974*
4429-3	255.00	510.00	4.25	7/17/1979
7443-3	526.00	1,052.00	5.57	9/27/2012*
		<b>3,561.50</b>		

\*Some authorized acres have earlier priority dates.



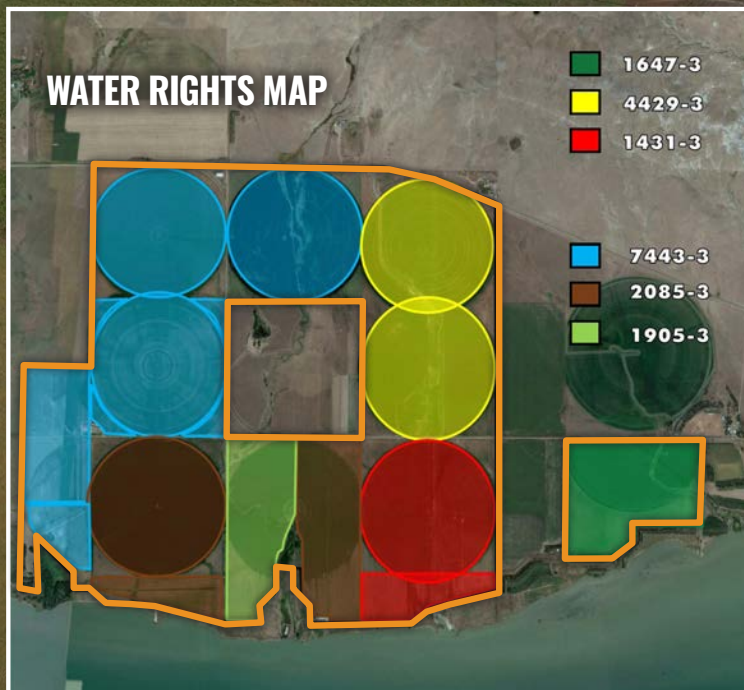
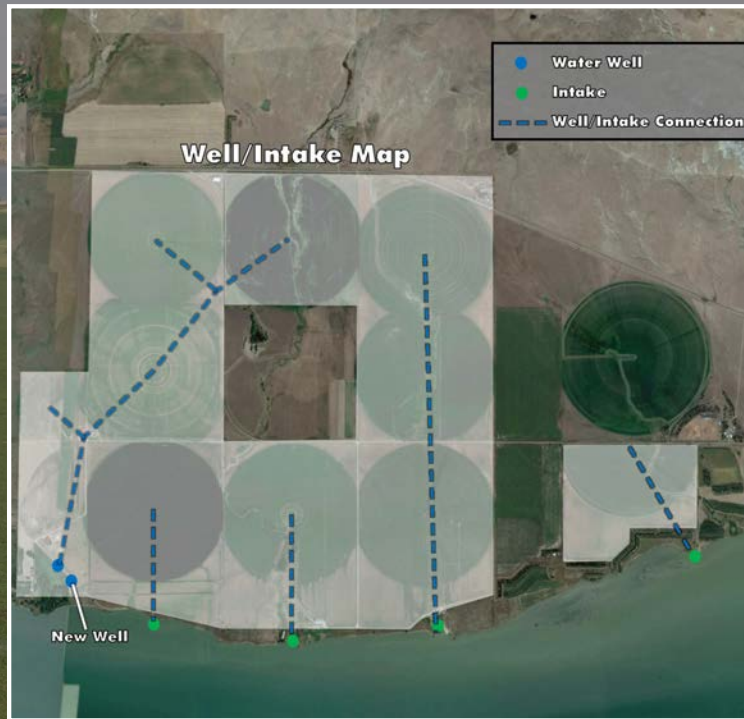
## IRRIGATION PIVOTS

PIVOT #	BRAND	YEAR	MODEL	TOTAL LENGTH	NOZZLES
1	Valley	2011	8000	1,286 ft	R3000
2	Valley	2004	8000	1,549 ft	R3000
3	Zimmatic	2024	8500	1,299 ft	R3000
4	Zimmatic	2024	8500	1,549 ft	R3000
4 - Corner Arm	Zimmatic	2024	9500CC	--	--
5	Reinke	N/A	2065	1,259 ft	R3000
6	Valley	2007	8000	1,287 ft	R3000
7	Reinke	2004	2065	1,288 ft	R3000
8	Reinke	2004	2065	1,288 ft	R3000
9	Valley	2011	8000	1,286 ft	R3000
10	Valley	2011	8000	540 ft	R3000
11	Valley	2014	7000	1,080 ft	R3000





# WATER & IRRIGATION



The Riverview Organics Farm 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 farm is supplied through six water permits that are confirmed as up to date and fully authorized by the South Dakota Department of Natural Resources.

Irrigation water is supplied through five points of diversion: four floating intakes from the Missouri River and one well. The river intakes require minimal vertical pumping resulting in low irrigation costs. The water rights provide for 3,562 total acre feet of water annually leaving no constraints on production decisions related to irrigation water availability. The eleven pivots on the farm have been maintained with updated control systems and sprinkler packages.

During the summer of 2021, the irrigation system was upgraded to allow it to be monitored and controlled remotely via computer or cellular device. This improvement saves downtime concerning pivot issues and maintenance, decreases labor and utility costs, and optimizes irrigation practices across the entire farm. The real-time kinematic positioning (RTK) irrigation upgrades were performed by Inman Irrigation of Aberdeen, South Dakota with a total improvement cost of \$35,317.83.



# PROPERTY IMPROVEMENTS

Property Improvements & Highlights on Riverview Organic Farm includes:

- Multi-bedroom hunting lodge (21466 Sauger Private Lane, Pierre, South Dakota 57501) - With the multi-bedroom lodge and the farm's prime location and southern property boundary on the Missouri River, within a highly sought-after hunting region, there are numerous recreational opportunities that abound with world-class pheasant hunting and some of the highest quality walleye fishing right out the back door. There is untapped potential for an additional revenue stream from various hunting leases.
- 290,000 bushels of grain storage - These grain storage structures were assembled new in 2012 presenting limited maintenance and repair risk. The currently available grain storage capacity enables value-added marketing opportunities with the ability to carry grain in pursuit of typical seasonal organic price increases.
- 75'x75' heated shop with another 125' x 75' storage building connected to the back (30950 214th Street, Pierre, South Dakota 57501)
- And a one-story home (21457 Sturgeon Road, Pierre, South Dakota 57501)

## CONTACT

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# LEADING HARVEST

Peoples Company managed acres meet the Leading Harvest Sustainability Standard and undergo a rigorous third-party auditing process to ensure managed acres meet the standard.

Leading Harvest is a coalition of environmental organizations and companies that farm, manage, and invest in farmland. They have come together to provide a way to measure sustainability in a way that is meaningful and flexible for all types of soils, crops, and farming practices. Unlike other sustainability standards, it focuses on results, not process. It allows producers and landowners the freedom to innovate and achieve sustainable practices best suited for their crop and region. It is a transparent lens through which the public can be assured their food and fiber are being grown responsibly.

**Riverview Organics Farm meets the Leading Harvest Sustainability Standard.**



## LEADING HARVEST SUSTAINABILITY PRINCIPLES:

- Sustainable Agriculture
- Soil Health and Conservation
- Protection of Water Resources
- Protection of Crops
- Energy Use, Air Quality, and Climate Change
- Waste and Material Management
- Conservation of Biodiversity
- Protection of Special Sites
- Local Communities
- Employees and Farm Labor
- Legal and Regulatory Compliance
- Management Review and Continual Improvement
- Tenant-Operated Operations

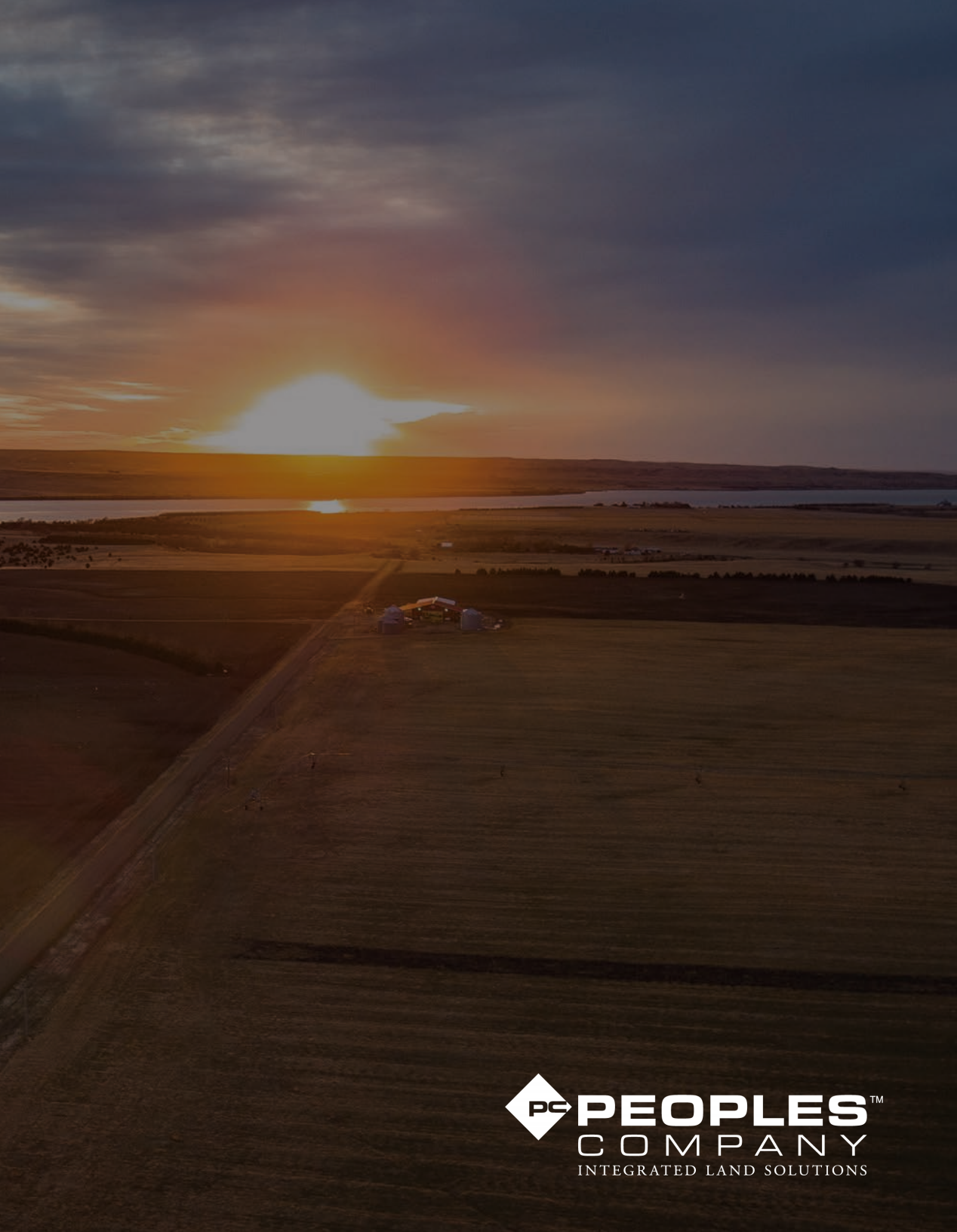
## PEOPLES COMPANY IMPLEMENTS SUSTAINABILITY THROUGH:

- Training and Education
- Rigorous Tenant Selection
- Progressive Leases
- Operations Oversight
- Local Involvement
- Conservation Improvements
- Special Site Recognition and Protection
- Audited Practices

## WHAT DOES THIS MEAN?

- Third-party assurance that farms are being operated sustainably
- Potential premium returns as end users seek more sustainably grown crops
- Knowledge that a farm will be productive for future generations.





To learn more about Leading Harvest Sustainability Principles, visit [LeadingHarvest.org](http://LeadingHarvest.org)

To learn more about Riverview Organics Farm scan the QR code or visit [PeoplesCompany.com/Premium/RiverviewFarms](http://PeoplesCompany.com/Premium/RiverviewFarms)



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