

May 21, 2025

Gary Vetter  
Development Services Director  
Yankton County Planning & Zoning  
321 3<sup>rd</sup> Street Suite 209  
Yankton, SD 57078

Re: Proposed Class A CAFO  
Jamesville Colony North Finisher  
Yankton County, SD  
Project No. 22007

Dear Mr. Vetter:

Please find enclosed the following information regarding a proposed Class A Confined Animal Feeding Operation to be owned and operated by Jamesville Hutterian Brethren. The following materials are listed in the order outlined in the zoning ordinance under Section 519 "Confined Animal Feeding Operations Performance Standards, Conditional Use Permit Application Requirements".

**A. Site Description Information:** Vantage Point Solutions has been retained by Jamesville HBI to provide engineering services for various parts of the project. The proposed facility would consist of one deep pit swine barn housing up to 5,600 head of finishing swine (over 55 pounds). This is equivalent to 2,240 animal units. The proposed barn would be located in the south half of the southwest quarter of section 4, T96N R56W. This parcel of land is in the process of being purchased by the applicant. The proposed barn would be under its own conditional use and DANR permit, rather than added to the existing permits for the Jamesville HBI colony site. All contact information is provided on the Conditional Use application form. Calculation of the animal units and setback distance are included in Appendix A.

The proposed barn would house all swine within the barn at all times, with manure containment provided by a ten foot deep concrete pit beneath the entire barn. Manure production and pit volume calculations for the proposed barn are also included in Appendix A, which demonstrate the pit has adequate storage for 365 days of manure production.

A large scale setback map is included in Appendix A as drawing 1. This drawing shows the proposed site and the calculated class A residence setback, as well as any residences within the setback distance. It is our understanding that waivers of the setback distance have been provided to the Planning and Zoning office by all affected residents of Yankton County shown on this map.

Appendix A also includes a site plan as drawing 2, showing the location of the proposed barn relative to roads, property lines, existing structures, and other relevant features. Site setbacks and yards are also shown. The barn has been placed to comply with the setbacks from property lines and rights of way, as well as all Ag District yard setbacks. No private wells are known within the setback distance from the proposed barn. It is believed that the proposed barn complies with all other setbacks required by the ordinance.

A plan view drawing of the proposed barn pit configuration is also included as drawing 3.

The included map titled “First Occurrence of Aquifer Materials in Yankton County, SD” (DANR, 2003) shows the site of the proposed barn to be located in an area where no shallow aquifers are mapped within 50 feet of the land surface, exceeding the requirements of the DANR General Permit.

Figure 8 from the publication titled “Water Resources of Yankton County, South Dakota”, (US Geological Survey, 1986) indicates the proposed site is located near the north edge of the Lower James-Missouri Aquifer. This aquifer is mapped as being roughly 200 feet below land surface in this area, exceeding the DANR General Permit requirements.

Figure 12 from the same publication indicates the proposed site is not located over any other mapped shallow aquifers in Yankton County.

Limited well logs were available in the immediate project area. Records of two wells roughly a half mile from the site indicated weathered clay till to a depth of roughly 30 feet, followed by unweathered clay till beneath. These soils are favorable for construction of the facility and for compliance with the DANR General Permit.

A map showing the surface soils at the proposed site is included.

A map obtained from the FEMA flood map database is included, which shows the proposed barn has been placed to avoid floodplains. It should be noted that the nearby hatched areas shown are not mapped as Zone A floodplain, but instead represent the Zone X of 0.2% Annual Chance Flood Hazard.

Wetland maps from the US National Wetlands Inventory and Natural Resource Conservation Service are also included to demonstrate the proposed barn has been placed to avoid any mapped wetlands.

**B. Facility Management Plan:** The Operation and Maintenance Manual and Management Plan for Fly and Odor Control are included in Appendix B to address the requirements of this section. The Operation and Maintenance Manual outlines the inspection, operation, maintenance, record keeping requirements, and best management practices for the facility. These practices were developed to meet guidelines of the DANR General Permit, as well as the Natural Resource Conservation Service Waste Storage Facility and Nutrient Management Planning standards. Forms are included for record keeping purposes.

The Management Plan for Fly and Odor Control lists the reviewed Best Management Practices for minimizing nuisances from these sources, as well as the method for carcass disposal. Screening and buffering is discussed, while potential shelterbelt placement is also included on the site plan in Appendix A. The proposed barn will not be an open or naturally ventilated facility.

The proposed facility will have no outside exposure of animals or manure, thereby eliminating any possible exposure to stormwater. Adequate drainage will be provided away from the proposed barn to prevent entry of stormwater to the containment pit. A SD DANR Storm Water Permit for Construction Activities will be obtained prior to construction on the site to address stormwater drainage during construction.

It is anticipated that haul routes for construction and operation of the proposed barn will consist mainly of access from 436<sup>th</sup> Avenue and the short extent of 292<sup>nd</sup> Street required to reach the site. Road maintenance agreements for the affected routes can be prepared as a condition of the Conditional Use Permit before a building permit is issued.

- C. Waste Management Plan Requirements:** The Operation and Maintenance Manual included in Appendix B addresses many of the requirements of this section.

The Nutrient Management Plan for the proposed facility has been prepared by Nutrient Advisors and is included to address the remaining requirements of this section, including areas and methods for manure application. Adequate land is provided for proper disposal of manure from the facility by injection, and land application easements are provided for any land in the Plan not owned by the applicant.

Upon receiving conditional approval by Yankton County, an application for DANR General Permit coverage will be submitted. This application will include many of the materials included with this letter, such as the Operation and Maintenance Manual and Nutrient Management Plan. Detailed plans and specifications of all proposed construction will also be submitted for review and approval. The applicant is familiar with operation of confinement facilities under the DANR General Permit, as all animal confinements at the main Jamesville site are covered by the General Permit.

- D. Facility Setback Requirements:** Maps showing the placement of the facility relative to surrounding residences and other relevant setbacks are included in Appendix A. No other setbacks required by the ordinance are believed to apply to the proposed site.

- E. Manure Application:** The requirements of this section are addressed by the Nutrient Management Plan included in Appendix C. Manure will be injected, no application will take place by irrigation or on frozen ground, and all manure application setbacks have been incorporated into the Nutrient Management Plan.

We hope you will find the included information helpful in the consideration of this application. As always, please feel free to contact me if there are any questions, or additional information is required.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian Friedrichsen'.

Brian Friedrichsen, PE  
Senior Environmental Engineer

## ***APPENDIX A***

### ***SITE DESCRIPTION INFORMATION***



**JAMESVILLE HBI**  
**NORTH FINISHER SWINE CONFINEMENT**  
**ANIMAL UNIT CALCULATIONS**

FINISHING SWINE GREATER THAN 55 POUNDS: 1 SWINE = 0.4 ANIMAL UNITS

PROPOSED PERMIT INVENTORY: 5,600 SWINE

5,600 SWINE X 0.4 ANIMAL UNITS = 2,240 ANIMAL UNITS

**SETBACK CALCULATION**

FROM RESIDENCE, USING LIQUID SYSTEM: 2.64 FEET/ANIMAL UNIT

3.64 X 2,240 = 5,914 FEET

**JAMESVILLE AWMS  
NORTH FINISHING BARN**

<b>ANIMAL MANURE PRODUCTION</b>					
<b>Waste Storage Pit Design</b>					
1. Pit designed for the indicated storage period.					
2. Pit designed to South Dakota Technical Specifications for Waste Storage Structures (No. 313).					
3. Design volumes based on MWPS-18 tabular data.					
		<b>NURSERY HOGS (14 - 50 lbs)</b>	<b>GROWING HOGS (50 - 110 lbs)</b>	<b>FINISHING HOGS (110 - 175 lbs)</b>	<b>FINISHING HOGS (175 - 275 lbs)</b>
Storage Period, days	365				
Total Animals (per building)	5600				
Number of Days in Weight Range		0	39	32	70
Daily Manure Production, CF/Animal		0.04	0.07	0.16	0.21
Water, %		90.8%	90.8%	90.8%	90.8%
Manure Solids Production for Growth Period, CF/Animal		0.00	0.25	0.47	1.35
Manure Liquids Production for Growth Period, CF/Animal		0.00	2.48	4.65	13.35
Total Manure Production for Growth Period, CF/Animal		0.00	2.73	5.12	14.70
Total Manure per Head during Entire Confinement Period, CF					22.55
Manure Produced by all Animals during Each Confinement Period, CF					126,280
Manure Produced by all Animals during Storage Period, CF					320,085
Cleaning water during Storage Period, CF					4,025
Total Waste Generated per Period, CF					<b>324,110</b>
Total Waste Volume per Period, Gallons					2,424,668

<b>PIT VOLUME</b>	
Pit width (net), ft	119.50
Pit length (net), ft	398.67
Pit Depth, ft	10.00
Freeboard, ft	2.00
Residual in Pit Bottom (pumpout floors 12" below floor level)	0.0
Available Pit Depth	8.00
Gross volume, cf	381,129
Volume occupied by 296 14" diameter columns, cf	2,501
Volume contained in 12 pumpout ports, cf	6,101
Net Volume Available, cf	<b>384,729</b>
Volume required, from Total Waste Generated per Period, cf	<b>324,110</b>
Factor of Safety on Capacity, Volume Available/Volume Required	1.19

<b>CLEANING WATER VOLUME (includes floor drains and loadout bay)</b>	
Number of loads per year	2.5
loads per 365 day storage period	2.53
duration of cleaning, hrs	30
water usage during cleaning, gpm	5
total water usage during cleaning, gallons	9000
water usage/barn during presoak, gpm	6
duration of presoak, hrs	8
total water usage during presoak, gallons	2880
total water usage per cleaning, gallons	11880
total water usage per cleaning, cu. ft.	1588
total water usage per storage period, cu. ft.	4025



Calculations are based on  
this consists of up to

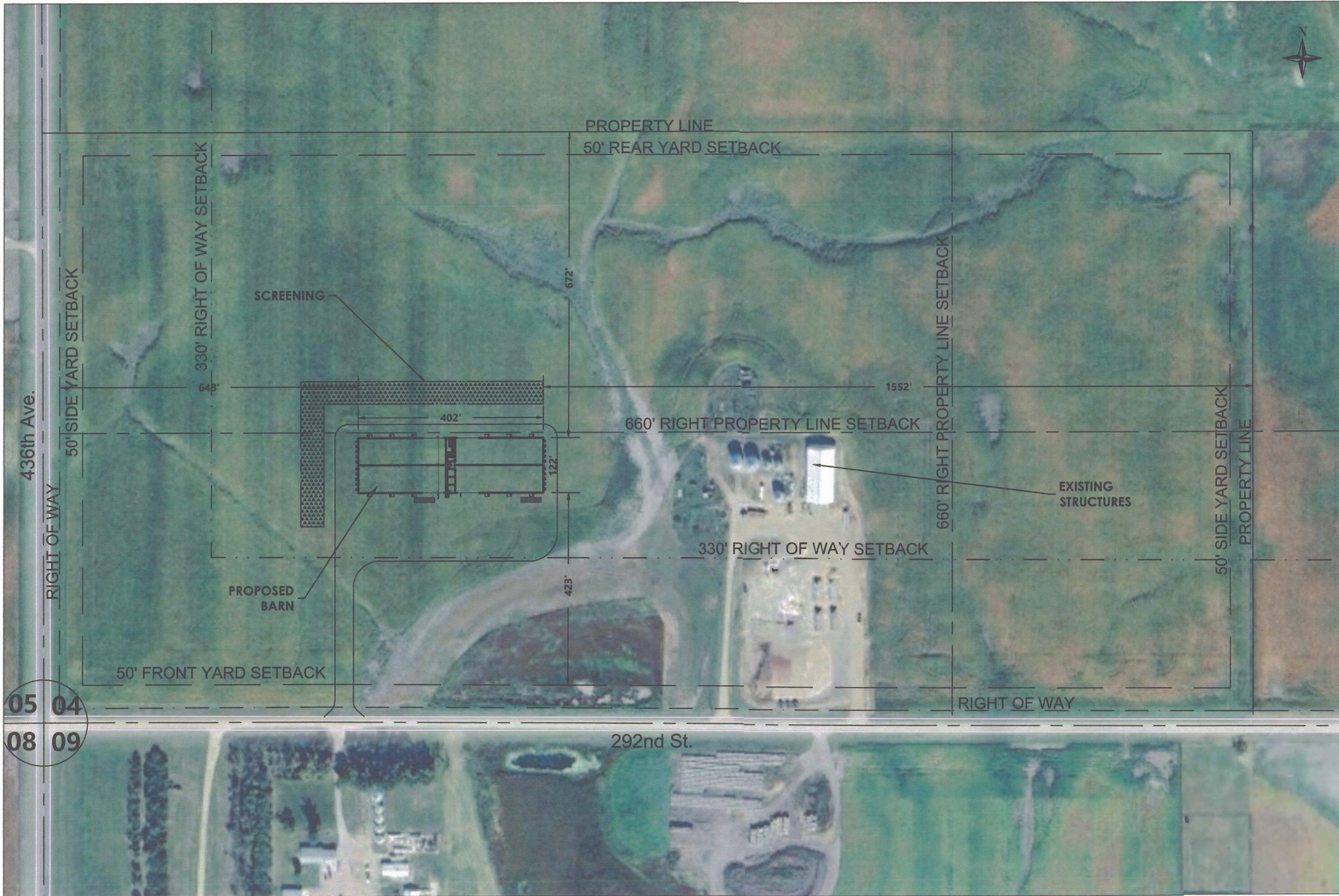
144 days/load/building (confinement period)  
141 days for growing and  
3 days for cleaning





JOB NO:		22007		SCALE:		1" = 1250'		DWG:		1	
VP		SETBACK MAP		JAMESVILLE HBI NORTH AWMS		VANTAGE POINT SOLUTIONS INC.		1122 21st St. SW, HURON, SD 57350		BY: CHKD:	
REV. DATE:		DESCRIPTION		DRAWN:		CHECKED:		BF			
				5/20/25		RR					





**PROPOSED FINISHER SITE PLAN**

**JAMESVILLE HBI NORTH AWMS**

VANTAGE POINT SOLUTIONS INC.



JOB NO:

**22007**

SCALE:

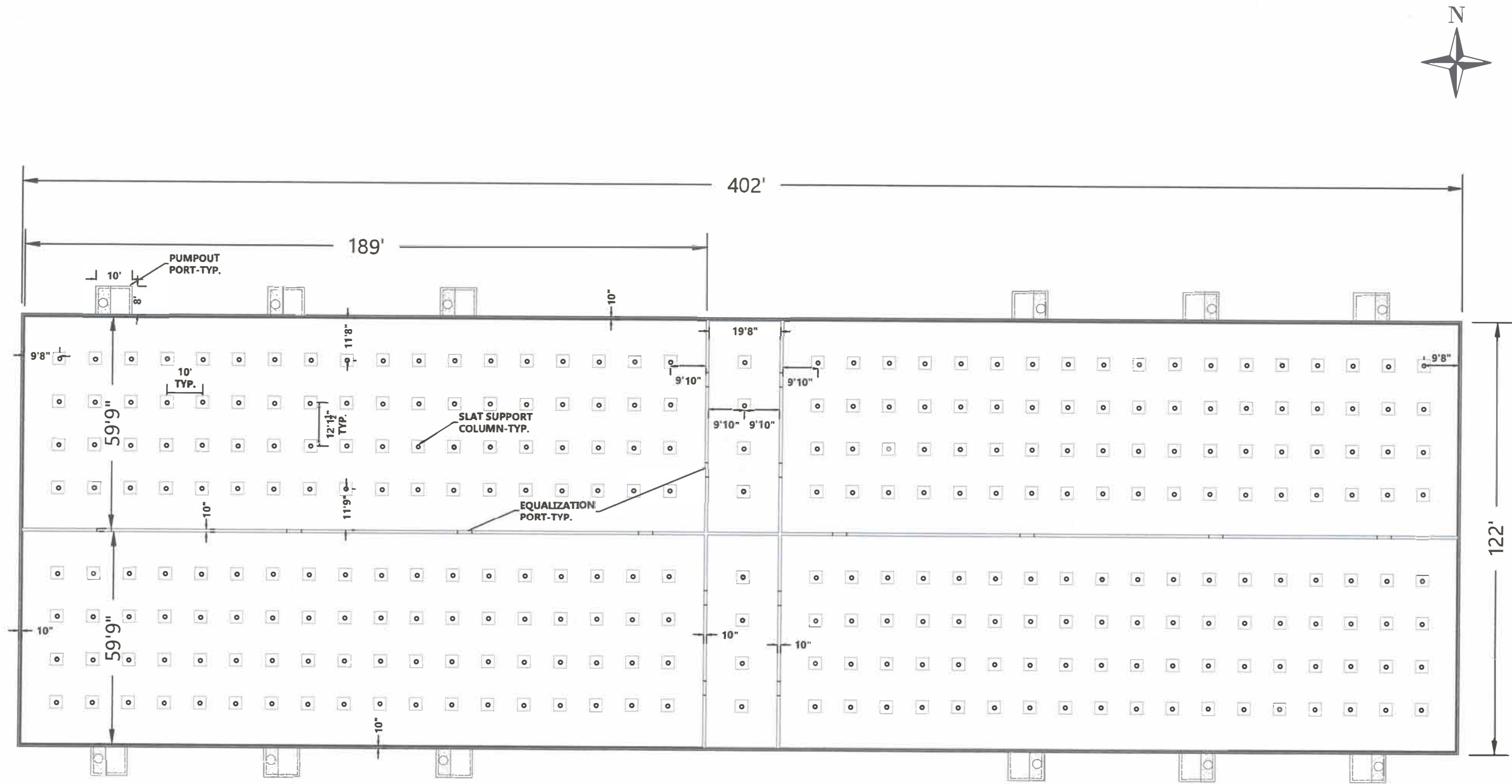
**1" = 200'**

DWG:

**2**

REV.	DATE	DESCRIPTION	BY	CHKD
	5/20/25	FA	BF	
1122 21st St. SW, HURON, SD 57350				





# FINISHER PIT PLAN

JAMESVILLE HBI NORTH AWMS

VANTAGE POINT SOLUTIONS



JOB NO:  
22007

SCALE:  
NTS

DWG:  
3

REV.

DATE

DESCRIPTION

DATE

DRAWN:

FA

BY

CHKD

CHECKED:

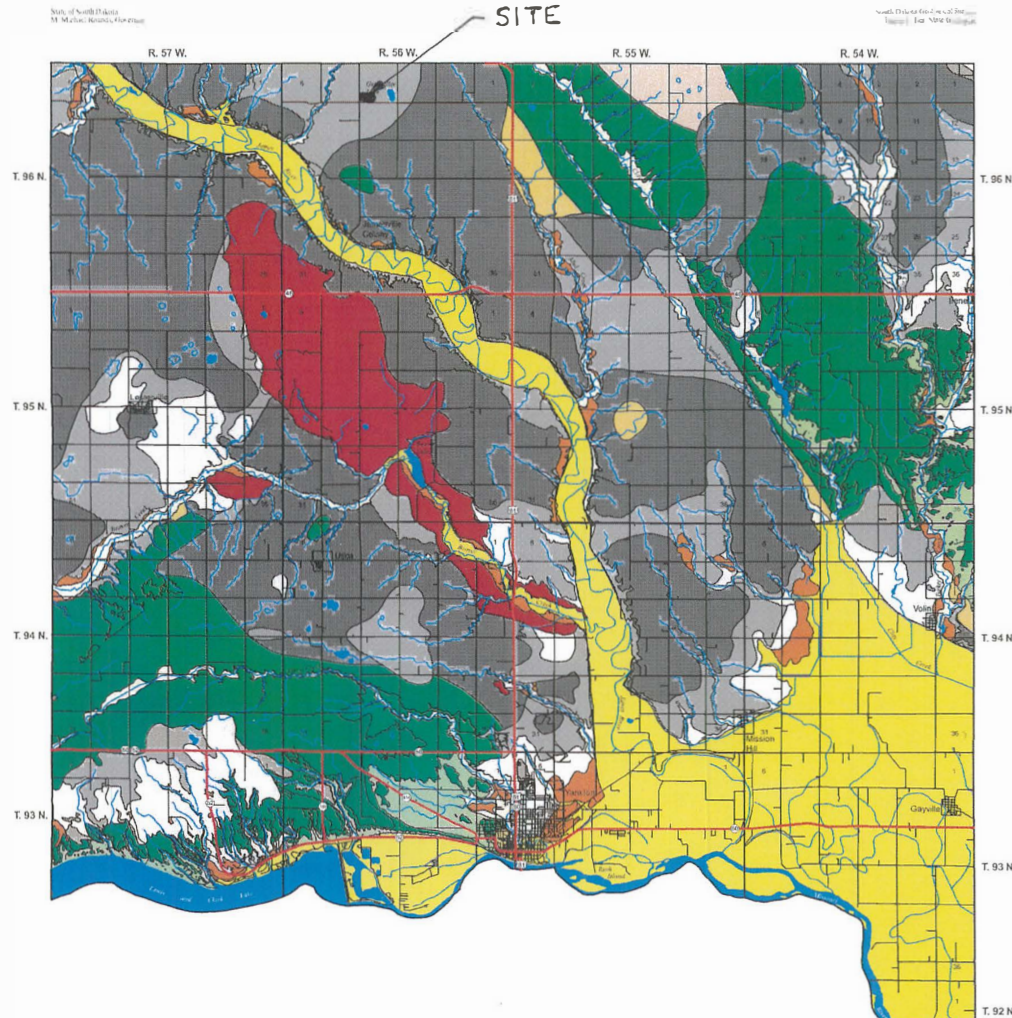
BF

1122 21st SW, P.O. BOX 636 HURON, SD 57350



# First Occurrence of Aquifer Materials in Yankton County, South Dakota

Department of Environment and Natural Resources  
Division of Financial and Technical Assistance  
Geological Survey  
Aquifer Materials Map 14  
Kelli A. McCormick, 2003



## Explanation

This map is intended for use as a tool to aid in identifying areas underlain by aquifer material. The aquifer materials shown on this map are generalized below. This map does not show individual aquifers. There may be more than one type of aquifer material present in an area. However, only the aquifer material that would be first encountered is shown. Within the boundaries of any given map unit, there may be localized areas where aquifer material is absent. The thickness and permeability of aquifer material may vary significantly. Map interpretation is made in distinction between saturated and unsaturated material. Therefore, not all of the areas delineated on this map may be an aquifer. Site-specific information should always be examined when making land management or water development decisions.

- Alluvium:** Consists of clay and silt with minor amounts of sand and gravel that, in general, directly overlie a major aquifer.
- Alluvium:** Consists of clay and silt with minor amounts of sand and gravel that, in general, do not directly overlie a major aquifer.
- Sand and Gravel:** First occurrence is generally at land surface.
- Sand and Gravel:** First occurrence is generally at land surface. Varies from sandy clay to clayey sand and gravel.
- Sand and Gravel:** First occurrence is generally below land surface. May not be uniform in depth and thickness and may be discontinuous in lateral extent.
- Niobrara Formation:** Consists of calcareous mud and chalky limestone.

- Sand and Gravel:** May not be uniform in depth and thickness and may be discontinuous in lateral extent.
- Niobrara Formation:** Consists of calcareous mud and chalky limestone.

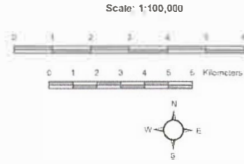
- Sand and Gravel:** May not be uniform in depth and thickness and may be discontinuous in lateral extent.
- Tertiary Undifferentiated:** Consists of clay, silt, and fine sand. May not be uniform in depth and may be discontinuous in lateral extent.
- Niobrara Formation:** Consists of calcareous mud and chalky limestone.
- Dakota Formation:** Consists of interbedded siltstone, sandstone, and shale.

- Major highway
- Road
- Township boundary
- River or stream
- Lake
- Slough or intermittent lake

For township section numbering system, see T. 96 N., R. 54 W.



Index map of South Dakota showing the location of Yankton County



This map was developed from data logs and published reports. The major sources of information were:  
 (modified) 1. 1961, Major studies in Yankton County, South Dakota, South Dakota Geological Survey Information Bulletin 7, p. 1-10.  
 2. 1964, Water resources in Yankton County, South Dakota, U.S. Geological Survey Water Resources Investigations Report 11, p. 1-11.  
 3. 1964, Geology of the Yankton area, South Dakota and Nebraska, U.S. Geological Survey Bulletin 1111, p. 1-11.  
 4. 1964, Geology of the Yankton area, South Dakota and Nebraska, U.S. Geological Survey Bulletin 1111, p. 1-11.  
 5. 1964, Geology of the Yankton area, South Dakota and Nebraska, U.S. Geological Survey Bulletin 1111, p. 1-11.

The Department of Natural Resources, in cooperation with the South Dakota Geological Survey, is currently conducting an ongoing data collection and interpretation project. As a result, the data shown on this map may be updated. The data shown on this map are for informational purposes only. The data shown on this map are not to be used for legal purposes. The data shown on this map are not to be used for legal purposes. The data shown on this map are not to be used for legal purposes.



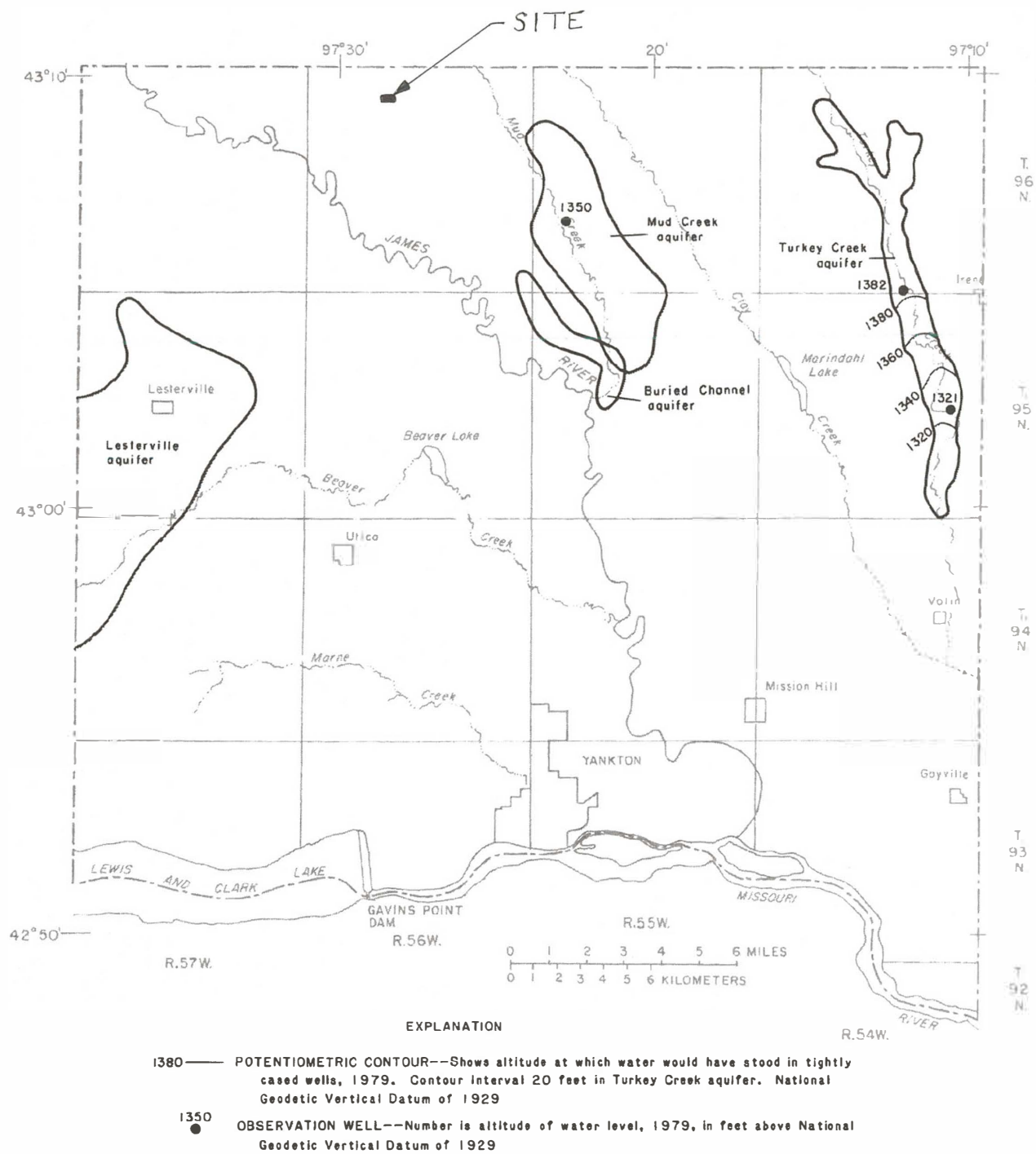
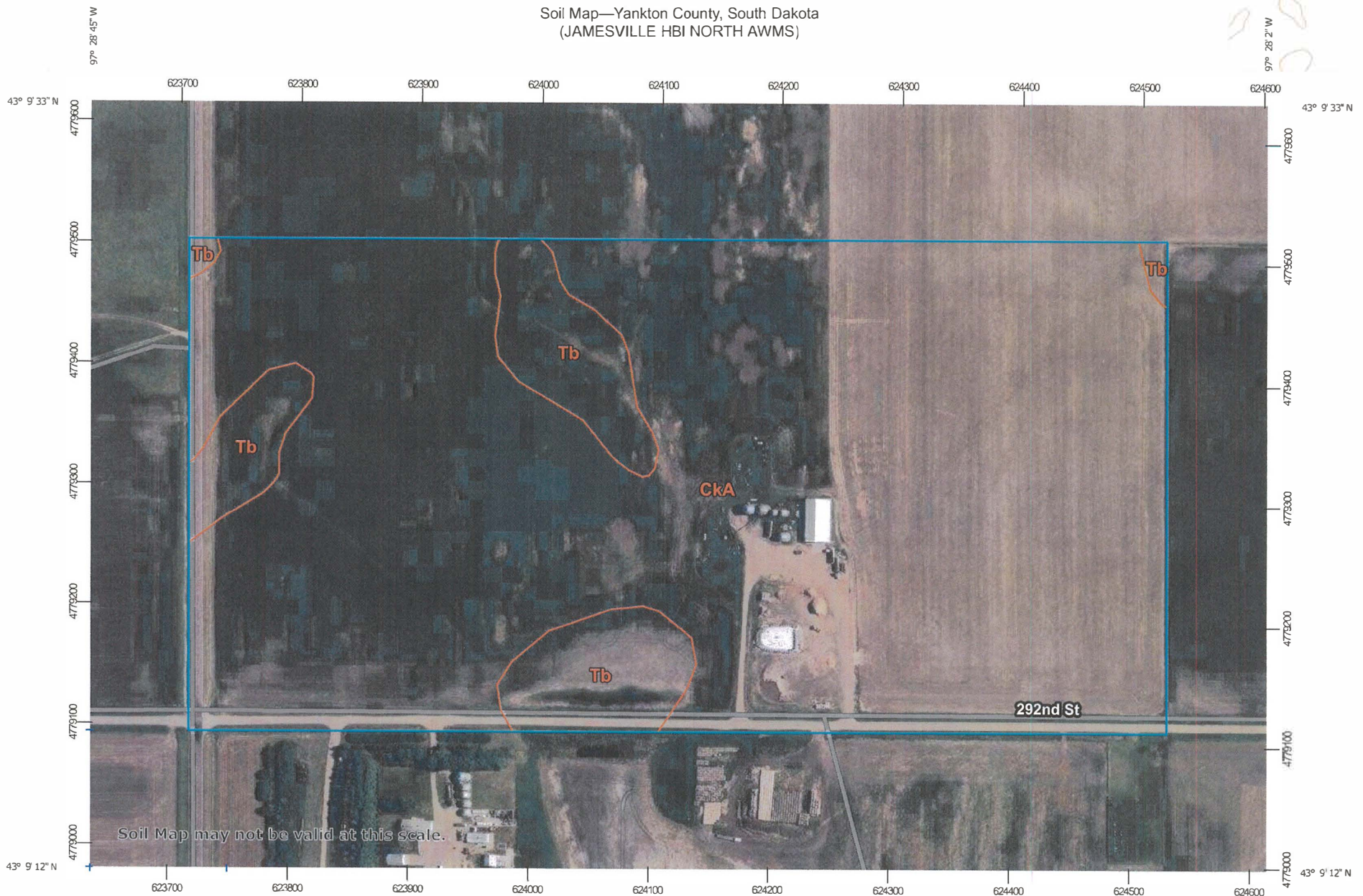


Figure 12.--Areal extent of the Lesterville and other minor aquifers.



Soil Map—Yankton County, South Dakota  
(JAMESVILLE HBI NORTH AWMS)



Soil Map may not be valid at this scale.

Map Scale: 1:4,470 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

0 200 400 800 1200 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

5/22/2025  
Page 1 of 3

Soil Map—Yankton County, South Dakota  
(JAMESVILLE HBI NORTH AWMS)

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Yankton County, South Dakota

Survey Area Data: Version 26, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 8, 2022—Jun 28, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



# National Flood Hazard Layer FIRMette



97°28'51"W 43°9'34"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

97°28'14"W 43°9'8"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Limit of Study
OTHER FEATURES		Jurisdiction Boundary
		Coastal Transect Baseline
OTHER FEATURES		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/6/2025 at 9:31 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





U.S. Fish and Wildlife Service

## National Wetlands Inventory

### Jamesville Finisher Site



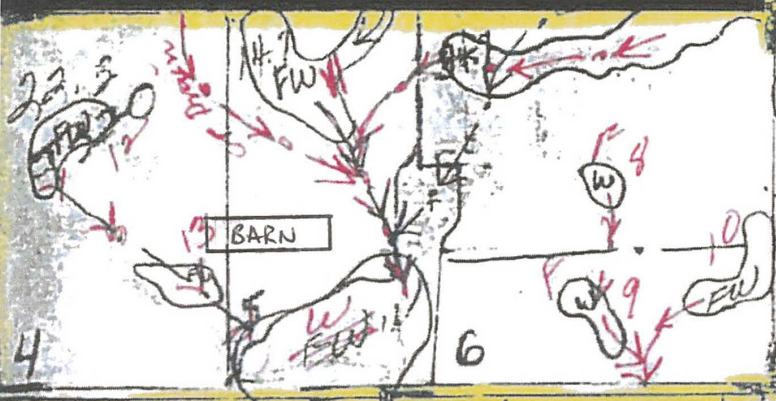
May 15, 2025

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



NOT A CERTIFIED WELL AND DETERMINATION  
NOT TO SCALE

NO WELL  
INVENTORY



***APPENDIX B***

***FACILITY MANAGEMENT PLAN***

# **OPERATION AND MAINTENANCE MANUAL**

*for the*

## **JAMESVILLE HUTTERIAN BRETHERN, INC. NORTH SWINE FINISHER ANIMAL WASTE MANAGEMENT SYSTEM**

**YANKTON COUNTY, SOUTH DAKOTA**

**May 21, 2025**

**Project No. 22007**

<b>Producer:</b>	Jamesville Hutterian Brethren, Inc. c/o Matthew Wurtz
<b>Address:</b>	43582 NE Jim River Road Utica, SD 57067
<b>Phone:</b>	(605) 630-9441
<b>Project Location:</b>	S ½ of SW ¼ Section 4, T96N R56W, Yankton County, SD



The Owner acknowledges responsibility for the proper operation and maintenance of the animal waste management system. Although the design is based on the best available technical knowledge, it must be recognized that any system creates some risks, and therefore needs to be properly operated and maintained, including periodic inspection. In addition, maximum efficiency cannot be obtained unless the system is properly operated and maintained so that it will function safely in its intended manner. Recognizing this, this Manual has been prepared for operating and maintaining the system. The following items list the anticipated major and uncommon items of Operation and Maintenance for this system. It is recommended that the following list be reviewed and be used as a checklist to ensure major elements of operation and maintenance are consistently being observed.

## **I. Operation**

### **A. Inspection:**

- \_\_\_\_\_ 1. Entire system (i.e. manure pits) must be inspected weekly.
- \_\_\_\_\_ 2. Land application sites daily when application of manure is occurring.
- \_\_\_\_\_ 3. Condition of any fences or barricades, and safety signs.
- \_\_\_\_\_ 4. Check depth of liquid and sludge.
- \_\_\_\_\_ 5. Inspect concrete for signs of damage, deterioration, or leakage.
- \_\_\_\_\_ 6. Document all inspections on the form included with this manual, including all pertinent information.
- \_\_\_\_\_ 7. If a discharge from the manure management system or land application site is found to have occurred, the producer must report the discharge as soon as possible, but no later than twenty-four hours after the discharge was discovered. The discharge must be reported to the State of South Dakota at (605) 773-3351, or (605) 773-3231 after normal business hours.

### **B. Operation:**

- \_\_\_\_\_ 1. Confine travel of vehicles and livestock to designated areas to prevent erosion and enhance vegetation.
- \_\_\_\_\_ 2. Maintain grades around the building to assure positive surface drainage away from the structure in all directions. Fill any settled areas which may collect water.
- \_\_\_\_\_ 3. Empty pit as needed to maintain adequate freeboard (minimum of 1 foot is required) and storage capacity. If the maximum operating level is exceeded,

storage capacity must be restored within 14 days by properly land applying wastewater from the pit according to the nutrient management plan.

- \_\_\_\_\_ 4. The contents of the pit should be agitated during removal of wastes to prevent buildup of solids and sludge.
- \_\_\_\_\_ 5. Prepare an annual nutrient management plan based on actual analysis of nutrient levels in both the pit and the soil.
- \_\_\_\_\_ 6. As needed, apply wastes as determined by nutrients tests and nutrient management plan, in accordance with crop needs. Whenever possible, apply downwind from any residences. Avoid applying on calm, humid days. Application on weekends or holidays, when people in the area may be more likely to be outdoors, should also be avoided.
- \_\_\_\_\_ 7. To minimize odor during application, manure shall be applied using injection methods.
- \_\_\_\_\_ 8. Application of waste on saturated, snow-covered, or frozen ground is not planned. If unavoidable circumstances necessitate application under these conditions, even in an emergency, the producer is aware that this is a violation of the DENR General Permit.
- \_\_\_\_\_ 9. Do not apply waste material immediately after rain or within twelve hours of forecasted rain.
- \_\_\_\_\_ 10. Do not apply waste (solids and liquids) at a rate that exceeds the annual nitrogen needs of the crop, or at a rate that produces runoff.
- \_\_\_\_\_ 11. Keep records of the fields, days, temperature, and wind direction when manure was applied using the form supplied with this manual.
- \_\_\_\_\_ 12. For safety, cover all openings to pits when not in use. Be certain the covers provide ventilation as explosive, poisonous, and suffocating gases are produced. This applies to all enclosed areas where manure is present.
- \_\_\_\_\_ 13. Extreme care must be exercised before entering any enclosure for maintenance. This should include operations by experienced and knowledgeable workers **in pairs**, making use of appropriate safety equipment, such as a harness, forced ventilation, or the use of an oxygen mask. All operators should familiarize themselves with gas problems, special wiring needs and ventilation needs. "**NO SMOKING**" or similar signs to warn against ignition hazards should be posted to warn persons of explosion danger at any pump pits or other enclosed, poorly ventilated areas in which combustible gasses might accumulate.
- \_\_\_\_\_ 14. All provisions of the General Water Pollution Control Permit for Concentrated Animal Feeding Operations must be followed. The producer should be familiar with the permit in its entirety.

**II. Maintenance**

- \_\_\_\_\_ 1. Repair any earthwork to original grade if erosion occurs. Grade must maintain a slope away from the buildings in all directions to drain runoff.
- \_\_\_\_\_ 2. Repair any damaged components.
- \_\_\_\_\_ 3. Repair and revegetate any areas of significant erosion.
- \_\_\_\_\_ 4. Seal any cracks in the concrete pit walls or floors with a suitable high modulus sealant.
- \_\_\_\_\_ 5. Repair fences, covers, and safety signs to original specifications if damaged.
- \_\_\_\_\_ 6. Remove and dispose of trash and debris that will affect the aesthetics or functioning of the system.
- \_\_\_\_\_ 7. Remove any trees or shrubs that may grow adjacent to the pits to prevent root damage to the foundations or concrete walls.

I have reviewed the above Operation and Maintenance Manual for my Waste Management System and agree to provide the necessary resources to properly implement its provisions.

\_\_\_\_\_  
Operator\_\_\_\_\_  
Date

[illegible]

1 Presence of leaks, discharges, earth or building movement, or potential for same to occur  
2 Condition of any fencing, warning signs, or barricades  
3 Observe visible concrete for signs of deterioration, cracking, or spalling  
4 Woody plant growth, erosion, or animal burrows near building  
5 **LANDSPREADING AREAS MUST BE INSPECTED DAILY WHEN LAND APPLICATION OCCURRING - USE SEPARATE FORM**  
6 Releases and discharges must be reported within 24 hours of discovery to 805-773-3351, or to 805-773-3231 after normal business hours

[illegible]

- 1 Presence of discharges of manure to wetlands, streams, or off site.
- 2 Incorporation of freshly applied manure within 5 days. (except on no-till and pasture land)
- 3 Maintenance of buffer zones around wells, wetlands, streams, and property lines.
- 4 Application conditions (too wet, frozen ground, etc.)

VANTAGE POINT SOLUTIONS  
HURON, SD  
605-412-7030



# **MANAGEMENT PLAN FOR FLY AND ODOR CONTROL**

*for the*

**JAMESVILLE HUTTERIAN BRETHERN, INC.  
NORTH SWINE FINISHER  
ANIMAL WASTE MANAGEMENT SYSTEM**

**YANKTON COUNTY, SOUTH DAKOTA**

**May 21, 2025**

**Project No. 22007**

<b>Producer:</b>	Jamesville Hutterian Brethren, Inc. c/o Matthew Wurtz
<b>Address:</b>	43582 NE Jim River Road Utica, SD 57067
<b>Phone:</b>	(605) 364-7307
<b>Project Location:</b>	S ½ of SW ¼ Section 4, T96N R56W, Yankton County, SD

This plan is provided to describe the Best Management Practices (BMPs) that will be implemented to minimize any nuisance created by flies and odors from the proposed swine confinement. The BMPs described have been utilized at other facilities and have been reported to be useful. This plan deals with odor and fly control in the three most vital phases, which are the manure storage areas, the land application of manure, and the disposal of dead animals.

## **I. Manure Storage Areas**

All waste produced on the site will be contained in deep pits beneath the building. The pits have been designed to meet DANR and NRCS design standards to provide adequate capacity for manure storage over a period in excess of 365 days, which will result in a totally contained system. The absence of external components or transfer structures will eliminate the possibility of manure being spilled or exposed to the outside atmosphere during normal operation.

The configuration of the building and pits will minimize odors by allowing the animals to remain dry. The slatted floors above the pits will remove the waste from contact with the animals as soon as possible. The ventilation air being moved through the growing area will therefore have minimal contact with manure before being exhausted.

Improved feeding and nutrition programs in the swine industry constantly seek to increase feed conversion, which in turn helps to limit manure solids, which are the primary odor producing component of manure. Bacterial pit additives designed to promote digestion of odor producing solids can also be added to the pits on a periodic basis.

Final disposal of the manure will be by land application at rates that do not exceed the agronomic requirement of the crop to be grown and allow beneficial utilization of the manure nutrient content as fertilizer.

The proposed barn will utilize power ventilation rather than natural or curtain ventilation. In this method, all air circulation is performed by fans rather than leaving large areas of the barn walls open. Any fans ventilating the pits will be directed vertically to exhaust at the roofline of the barn. Air exhausted in this manner is directed vertically, allowing better mixing and dispersion with outside air. The use of vertical exhausting fans does make the installation of biofilters impractical, though it is believed the benefit of dispersion compensates for this.

Since higher winds tend to disperse odors by agitating odors, windy days are when odors are usually noticed the least. On calm days or days with light winds, odor is transported without being agitated. Therefore, trees, shrubs or other plantings aid in the dispersion of airborne odors by agitation in either low or high wind conditions. Adequate space is available for shelterbelt plantings.

Trees and vegetation also serve as habitat for species such as birds, which prey upon insects or insect larvae. For areas around the barns, pesticide, especially in powdered form, can also be used to control insects. Timing of manure removal from the building in the spring and fall of the year will generally result in this activity occurring during periods of cooler weather when both insects and odor causing microbiological organisms are less active. The periodic use of professional pest control services which utilize sprays or fogging to eliminate insects is also a common practice in the industry. Feed-thorough larvicides are also available to control flies in the larvae stage.

Rodent control will be aided by the fact that the configuration of the buildings and pits offers little shelter for these animals. Control of rodents and insects is also in the best interests of the operation for reasons of sanitation and biosecurity. For areas around the building walls, solid poison can be used to control rodents and keep burrowing from occurring near the concrete. These services can also be provided by professional control services.

## **II. Manure Land Application**

Guidelines set forth in the DENR General Permit shall be used as guidelines to follow for land application of manure. Details of these guidelines can be found in the Nutrient Management Plan for this facility. Many of these guidelines were written with the control of odors in mind. Facilities must have adequate manure storage capacity to store manure over the winter, as manure should not be applied to frozen ground. The proposed barn has adequate capacity to contain in excess of 365 days of manure and wastewater production from the facility. The ventilation of the barn will be reduced in the wintertime to minimize the amount of cold outside air into the barn, resulting in greatly reduced odors at this time. Cold temperatures will accomplish insect control during this period as well.

To best control odor, the times for manure land application should be chosen carefully. Since higher winds tend to disperse odors faster, windy days are best. Days that are humid and calm, or have slight winds, should be avoided, as these conditions can result in the transport of odors over distances without dispersal. For the convenience of any neighbors, manure land application should be avoided on weekends, holidays, evenings, or any other times where people are likely to be involved in outdoor recreational or leisure activities. The Operation and Maintenance Manual for the facility outlines these best management practices (BMPs) for easy reference by the operator. All required manure application setbacks as required by DENR and Yankton County have been included in the Nutrient Management Plan.

The DENR General Permit requires liquid manure that is land applied to cropland (other than no-till) to be injected or incorporated immediately, while Yankton county requires all liquid manure to be injected. In addition to greatly reducing the potential for surface water contamination, this practice serves to remove the source of odor by mixing it into the soil. This also will remove the source of attraction for flies and other insects. Equipment designed to inject or incorporate manure in this manner also keeps the manure totally contained between removal from the source and incorporation by utilizing a pump and pipeline arrangement between the source and the field. Therefore, minimal odor will be produced during transport and land application, and the likelihood of spills will be greatly reduced. This method of application also results in much less wear of area roads.

In accordance with the Nutrient Management Plan, records must be kept regarding land application of manure. The date, time, location, wind direction, temperature, and amount of manure applied should be included whenever land application of manure takes place. These requirements were designed to eliminate over-application of manure and prevent runoff, excess odor, or other pollution by increasing the operator's awareness of proper land application practices. These records are reviewed annually by the South Dakota DANR for compliance.

### **III. Disposal of Dead Animals**

Carcasses from the proposed site will be removed from the site and composted in an existing facility operated by Jamesville HBI and included in the existing DANR General Permit. This

method is one of several approved by the South Dakota Animal Industry Board. This method minimizes nuisances since the carcasses are completely removed from the site.

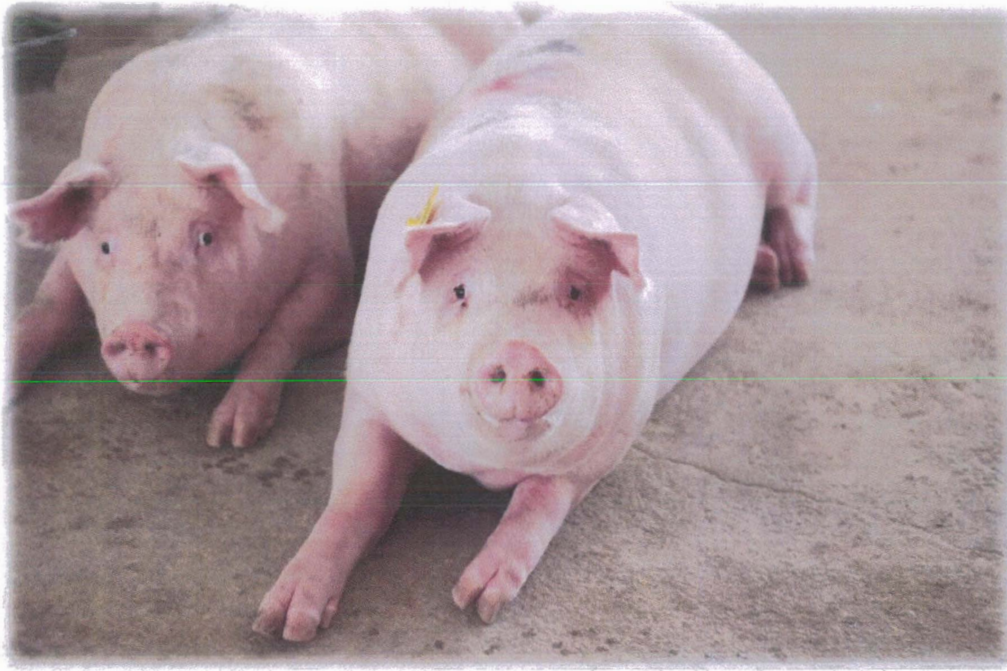
### **Summary**

The Best Management Practices that have been described above are fully expected to minimize nuisances from odors and insects at this facility. While some production of odor is inevitable, it is possible through concerted effort and careful attention to keep both the intensity and frequency of odors and insects at a level where area residents are not inconvenienced.

***APPENDIX C***

***WASTE MANAGEMENT PLAN***

# JAMESVILLE COLONY - #2



## NUTRIENT MANAGEMENT PLAN



551 E. Deere Street ■ West Point, NE 68788 ■ Phone: 402.372.2236

[NUTRIENTADVISORS.COM](http://NUTRIENTADVISORS.COM)

# Section 1



**NUTRIENT MANAGEMENT PLAN  
FOR  
SOUTH DAKOTA ANIMAL FEEDING OPERATIONS**

Field Information																											
Operator: Jamesville Colony - #2																											
County: Yankton																											
Date:																											
17.	18.	19.	20.	21.	22.	23.	24.	25.	26.	27.	28.	29.															
Line #	Field ID (Include maps to illustrate location)  Name or Tract    Field #	Date added to Plan	Beginning acres in field	County	Soil map unit symbol	Field Location:  (1/4 Section, Township, Range)	Predicted soil loss - Wind/Water (T/ac/yr)	Control of Land	100' Vegetated Buffer	Excluded acres	Irrigated	Winter Application	No-Till	Current Soil Test Levels													
														N lb/ac		Phosphorus (ppm)		K (ppm)	Organic Matter	Soil PH	Electric Conductivity (EC)		Soil Sample Date				
														0-2'	2-4'	0-6"	P Test				Surface	Sub-surface					
1	Stanley    1	May '25	75.7	Yankton	CkA	N1/2 NE1/4	0.3	Leased	0.1			X			10	Bray1	159	3.9%	7.3							04/02/25	
2	Levern Home    2	May '25	214.3	Yankton	CkA	W1/2 SW1/4 & N1/2 N1/2 SW1/4 & Pt. NW1/4	0.3	Leased	10.8						9	Bray1	200	3.6%	7.3							04/02/25	
3	Levern N    3	May '25	300.0	Yankton	CkA	SW1/4 & Pt. W1/2 NE1/4 & Pt. E1/2 NW1/4	0.3	Leased	32.0			X			14	Bray1	212	4.1%	7.1							04/02/25	
4	Kevin Home    4	May '25	132.1	Yankton	CeB	NE1/4	0.9	Leased	4.9			X			37	Bray1	216	4.4%	6.9							04/02/25	
5	Dale    5	May '25	49.6	Yankton	EnC	Pt. N1/2 NW1/4	1.4	Leased	0.0						29	Bray1	185	4.6%	6.8							04/02/25	
6	Fischer    6	May '25	151.4	Yankton	CeB	NW1/4	0.9	Leased	9.6						7	Bray1	206	4.2%	7.2							04/02/25	
7																											
8																											
9																											
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25																											
26																											
27																											
		Total:	923.1																								
		Comments:																									

**NUTRIENT MANAGEMENT PLAN  
FOR  
SOUTH DAKOTA ANIMAL FEEDING OPERATIONS**

Estimated Nutrient Requirement																				
17.			30.																	
Line #	Field ID (Include maps to illustrate location) Name or Tract    Field #		<input type="radio"/> Actual or Yield Goal <input checked="" type="radio"/> Yields indexed by soil productivity (Productivity Index) <input type="radio"/> County Average Yields (SD Agricultural Statistics Service)																	
			Previous Year			Year 1			Year 2			Year 3			Year 4			Year 5		
			Crop	PI Yield	Actual Yield	Crop	PI Yield	Yield Goal	Crop	PI Yield	Yield Goal	Crop	PI Yield	Yield Goal	Crop	PI Yield	Yield Goal	Crop	PI Yield	Yield Goal
1	Stanley	1	Corn (bu)	167		Soybean (bu)	50		Corn (bu)	167		Soybean (bu)	50		Corn (bu)	167		Soybean (bu)	50	
2	Levern Home	2	Corn (bu)	167		Soybean (bu)	50		Corn (bu)	167		Soybean (bu)	50		Corn (bu)	167		Soybean (bu)	50	
3	Levern N	3	Corn (bu)	167		Soybean (bu)	50		Corn (bu)	167		Soybean (bu)	50		Corn (bu)	167		Soybean (bu)	50	
4	Kevin Home	4	Corn (bu)	171		Soybean (bu)	51		Corn (bu)	171		Soybean (bu)	51		Corn (bu)	171		Soybean (bu)	51	
5	Dale	5	Corn (bu)	140		Soybean (bu)	42		Corn (bu)	140		Soybean (bu)	42		Corn (bu)	140		Soybean (bu)	42	
6	Fischer	6	Corn (bu)	171		Soybean (bu)	51		Corn (bu)	171		Soybean (bu)	51		Corn (bu)	171		Soybean (bu)	51	
7																				
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**NUTRIENT MANAGEMENT PLAN  
FOR  
SOUTH DAKOTA ANIMAL FEEDING OPERATIONS**

Part 3: Planned Nutrient Application																				
17.			31.	32.			33.	34.	35.	36.			37.							
Date:			Operator:			County: Yankton			Date:											
Line #	Field ID (Include maps to illustrate location)		Alternative crops for years 1 through 5	Initial Nutrient Mgt. Plan - N based fields (acres)	Nutrient Recommendation - SDSU Extension Service EC-750			Manure application based on:	Phosphorus Risk Assessment	Nitrogen Risk Assessment	Nutrients Applied									Estimated years to reapplication based on P <sub>2</sub> O <sub>5</sub> rate
	Name or Tract	Field #			Commercial lbs/acre						Manure lbs/acre			Total lbs/acre						
					N	P <sub>2</sub> O <sub>5</sub>	K <sub>2</sub> O				N	P <sub>2</sub> O <sub>5</sub>	K <sub>2</sub> O	N	P <sub>2</sub> O <sub>5</sub>	K <sub>2</sub> O				
1	Stanley	1		75.6		28	0	Nitrogen need	Low		0	0	0	0	0	0	0	0	0	N/A
2	Levern Home	2		203.5		32	0	Nitrogen need	Low		0	0	0	0	0	0	0	0	0	N/A
3	Levern N	3		268.0		7	0	Nitrogen need	Low		0	0	0	0	0	0	0	0	0	N/A
4	Kevin Home	4		127.2		0	0	Nitrogen need	Low		0	0	0	0	0	0	0	0	0	N/A
5	Dale	5		49.6		0	0	Nitrogen need	Low		0	0	0	0	0	0	0	0	0	N/A
6	Fischer	6		141.8		43	0	Nitrogen need	Low		0	0	0	0	0	0	0	0	0	N/A
7											0	0	0	0	0	0	0	0	0	
8											0	0	0	0	0	0	0	0	0	
9											0	0	0	0	0	0	0	0	0	
10											0	0	0	0	0	0	0	0	0	
11											0	0	0	0	0	0	0	0	0	
12											0	0	0	0	0	0	0	0	0	
13											0	0	0	0	0	0	0	0	0	
14											0	0	0	0	0	0	0	0	0	
15											0	0	0	0	0	0	0	0	0	
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21											0	0	0	0	0	0	0	0	0	
22											0	0	0	0	0	0	0	0	0	
23											0	0	0	0	0	0	0	0	0	
24											0	0	0	0	0	0	0	0	0	
25											0	0	0	0	0	0	0	0	0	
26											0	0	0	0	0	0	0	0	0	
27											0	0	0	0	0	0	0	0	0	
				865.7		N	P <sub>2</sub> O <sub>5</sub>													
Total lbs of N and P <sub>2</sub> O <sub>5</sub> available for crops:				77,809		102,404														
Total lbs of N and P <sub>2</sub> O <sub>5</sub> required by fields:				146,890		40,142														
Adequate acres are available based on Nitrogen analysis																				
However, P <sub>2</sub> O <sub>5</sub> is in excess of removal. At this rate, it will take approximately 11 year(s) to build all listed fields up to 50 ppm P (Olsen).																				
Comments:																				





## Possible Alternative Crops Included in Crop Rotation

Producer/Operation: Jamesville Colony - #2

---

Check if applicable	Crop	Yield
X	Alfalfa (T)	5
X	Barley (bu)	70
	Barley, Malting (bu)	
	Buckwheat (bu)	
	Canola (cwt)	
	Chickpea	
X	Corn Silage (ton)	14
X	Cover Crops (T)	2
	Edible Beans (lbs)	
	Fallow	
	Field Pea	
	Flax (bu)	
X	Grass (Ton)	2
X	Grass, Sudan (ton)	2
	Lentil	
	Melons	
X	Millet (lbs)	600
	Mustard (cwt)	
X	Oats (bu)	91
	Potatoes (cwt)	
	Rapeseed (cwt)	
X	Rye (bu)	80
X	Rye Forage (T)	10
	Safflower (lbs)	
X	Sorghum (bu)	103
X	Sorghum, Forage (T)	10
X	Sunflowers (lbs)	2259
X	Triticale (T)	8
X	Wheat, Sp. (bu)	50
X	Wheat, W. (bu)	72

# Possible Alternative Manure Application Methods

Producer/Operation: Jamesville Colony - #2

Animal Type: Dairy Cattle, Beef Cattle, Cow, Nursey Pig, **Growing Pig,**  
(circle those that Gestating Sow, Sow and litter, Boar, Sheep, Poultry Layer,  
apply) Poultry Broiler, Turkey, Duck, Horse

Manure Type: **Solid:** daily scrape and haul, manure pack, open lot,  
(circle those that manure stacking, deep pit poultry, liter (birds), separator  
apply) system  
**Liquid:** **Anaerobic pit** above-ground (covered), above-  
ground (uncovered), earth storage holding pond, lagoon,  
separator system

Check if applicable	Method	Solid (S) Liquid (L)
X	Injection	L
	Sprinkling	L
	Sprinkling (partial incorp.)	L
	Sprinkling (incorp. within 24 hrs.)	L
	Broadcast (no incorp.)	S
	Broadcast (incorp. within 24 hrs.)	S
	Broadcast (incorp. 1 - 5 days)	S
	Broadcast (incorp. after 5 days)	S
	Broadcast w/ partial incorporation	S



## Section 2

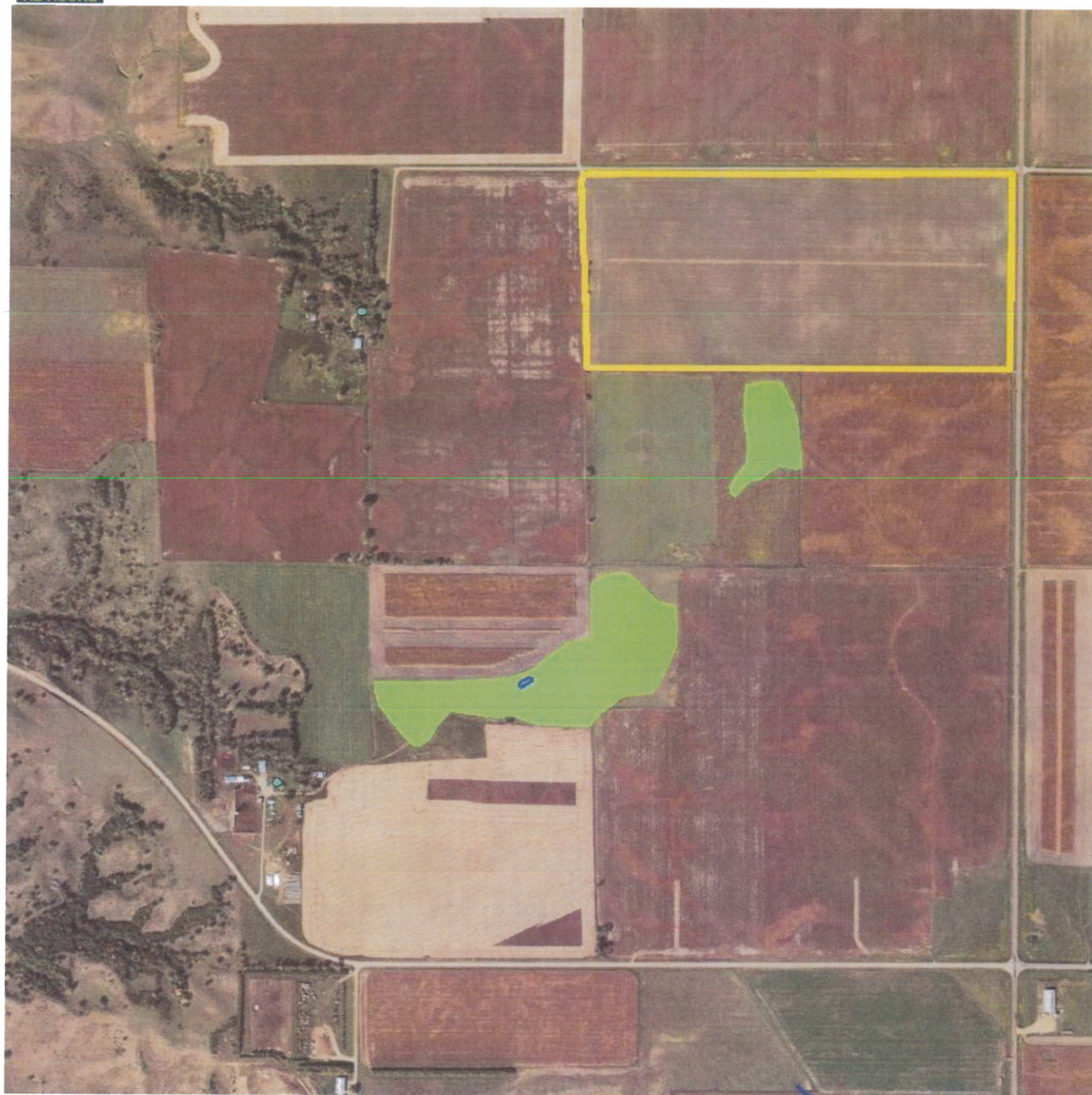
## Jamesville Colony - #2

### Application Site Summary

Total Acres:	923.1	Total Spreadable Acres:	865.7				
Application Site # / Name	Farmable Acres	Spreadable Acres	Dominant Soil Slope <sup>A</sup>	Legal Description	Land Owner	Application Agreement	Emergency Winter Manure Application Site
Site 1 Stanley	75.7	75.6	Clarno-Crossplain-Davison Complex, 0 to 2 Percent Slopes	N1/2 NE1/4 S17-T96N-R56W	Lavern Kirschenman/Lucille Hofer/Joe Hofer Family Trust	Yes	Yes
Site 2 Levern Home	214.3	203.5	Clarno-Crossplain-Davison Complex, 0 to 2 Percent Slopes	W1/2 SW1/4 & N1/2 N1/2 SW1/4 & Pt. NW1/4 S9-T96N-R56W	Margaret/Lavern Kirschenman Family Trusts / Ryan Kirschenman	Yes	No
Site 3 Levern N	300.0	268.0	Clarno-Crossplain-Davison Complex, 0 to 2 Percent Slopes	SW1/4 & Pt. W1/2 NE1/4 & Pt. E1/2 NW1/4 S4-T96N-R56W	Margaret/Lavern Kirschenman Family Trusts / Donald Kirschenman	Yes	Yes
Site 4 Kevin Home	132.1	127.2	Clarno-Bonilla Loams, 1 to 6 Percent Slopes	NE1/4 S11-T96N-R56W	Margaret/Lavern Kirschenman Family Trusts / Kevin Kirschenman	Yes	Yes
Site 5 Dale	49.6	49.6	Clarno-Ethan-Bonilla Loams, 2 to 9 Percent Slopes	Pt. N1/2 NW1/4 S1-T96N-R56W	Kirschenman Farms, LLC	Yes	No
Site 6 Fischer	151.4	141.8	Clarno-Bonilla Loams, 1 to 6 Percent Slopes	NW1/4 S35-T96N-R57W	Margaret/Lavern Kirschenman Family Trusts / Donald Kirschenman	Yes	No



# Jamesville Colony - #2



## Layer Key

	Boundary
	Wells
	Setbacks
	Streams/Water
	Tile Inlets
	Residence
	Wetlands

**Name:** Site 1 Stanley  
**Landowner:** Lavern Kirschenman/Lucille Hofer/Joe Hofer Family Trust  
**Legal:** N1/2 NE1/4 S17-T96N-R56W  
**Total Acres:** 75.7  
**Spreadable Acres:** 75.6

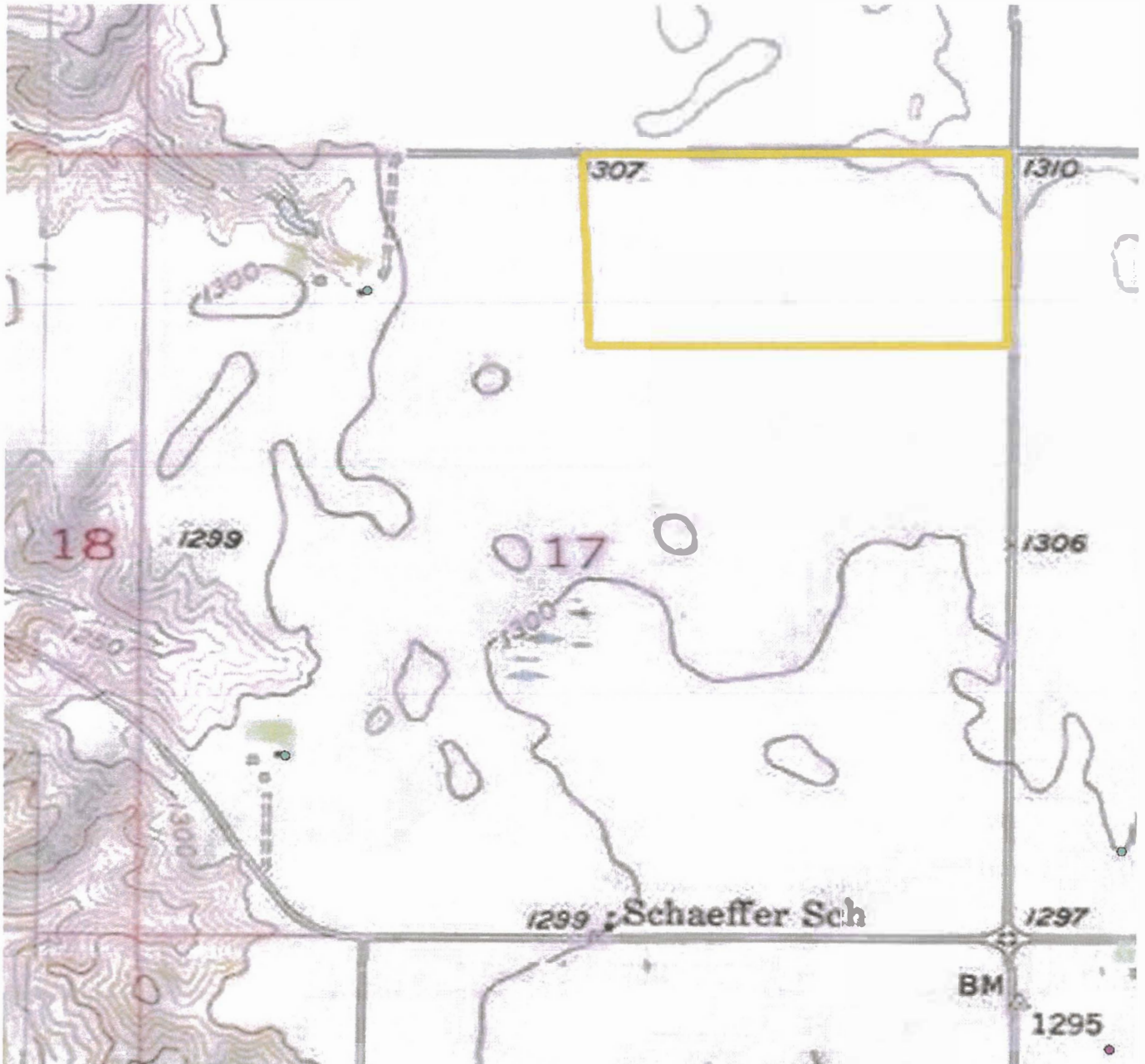


Yankton County Manure Application Setbacks:

Setback Type	Surface or Irrigation Applied	Incorporated or injected within 24 hours	Setback Source
Lakes, Rivers, and Streams Classified as Waters of the State, Wetlands, Tile Inlets	100 ft unless a 35 ft vegetative buffer exists then buffer is sufficient	100 ft unless a 35 ft vegetative buffer exists then buffer is sufficient	State
Lakes, Rivers, and Streams Classified as Fisheries	850 feet	200 feet	Yankton County
Stream & Lakes classified as Drinking Water supplies	1,000 feet	1,000 feet	State & Yankton County
Public Wells	1,000 feet	1,000 feet	State & Yankton County
Private Wells	250 feet	250 feet	State & Yankton County
Residence (other than the operator)	330 feet (surface) 750 feet (irrigation)	100 feet	Yankton County
Incorporated Communities	1,000 feet (surface) 2,640 feet (irrigation)	660 feet	Yankton County
All Public Road Right-of-ways	10 feet (surface) 100 feet (irrigation)	10 feet	Yankton County



## Jamesville Colony - #2



 Boundary

**Name:** Site 1 Stanley

**Landowner:** Lavern Kirschenman/Lucille Hofer/Joe Hofer Family Trust

**Legal:** N1/2 NE1/4  
S17-T96N-R56W

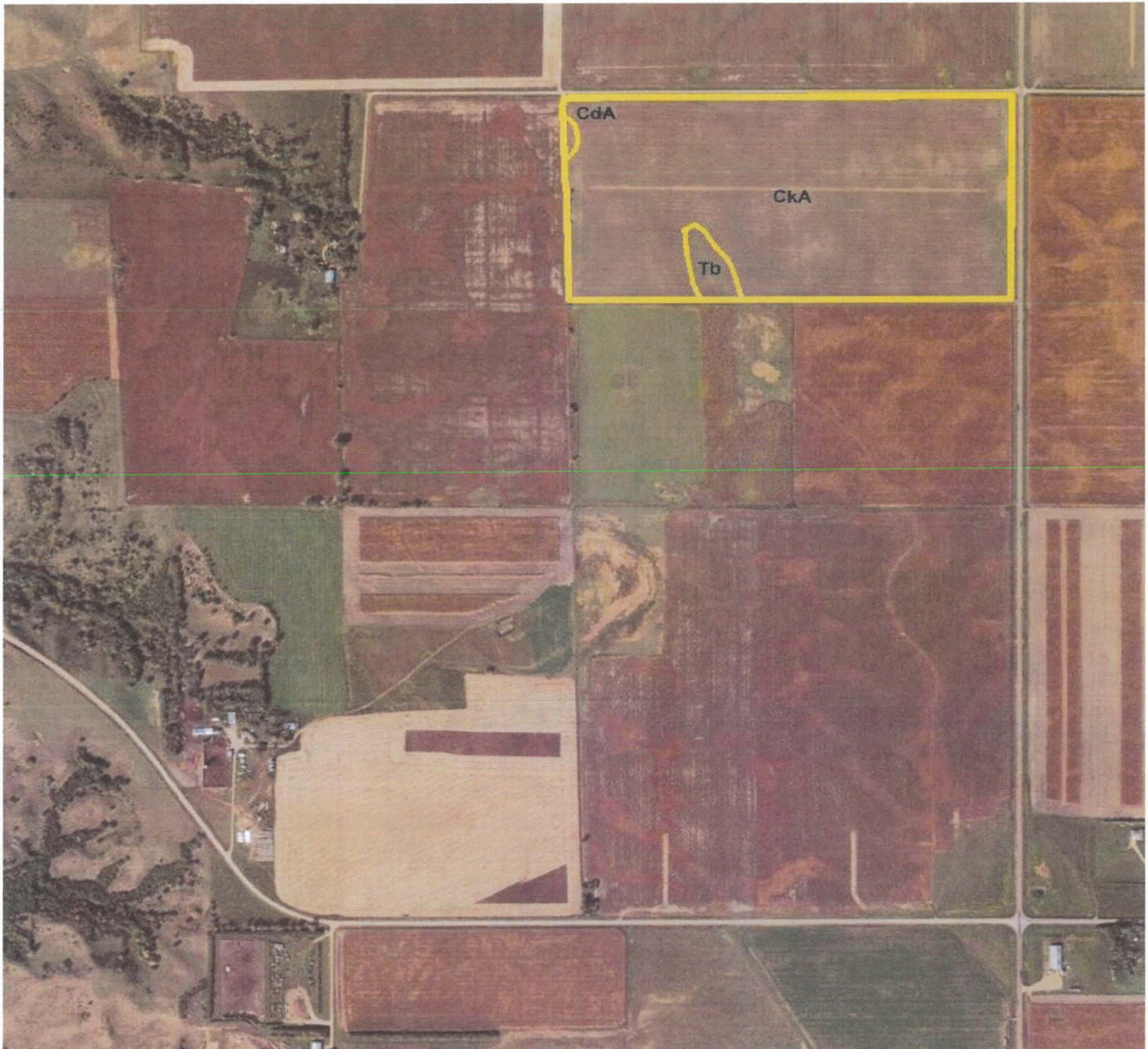
**Total Acres:** 75.7

**Spreadable Acres:** 75.6





# Jamesville Colony - #2



Area Symbol: SD135, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
CkA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	73.20	96.7%	IIc	82	55
Tb	Tetonka silt loam, 0 to 1 percent slopes	2.22	2.9%	IVw	56	14
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	0.28	0.4%	IIc	88	64
Weighted Average				2.06	81.3	*n 53.8

Name: Site 1 Stanley

Legal: N1/2 NE1/4  
S17-T96N-R56W

Landowner: Lavern Kirschenman/Lucille Hofer/Joe  
Hofer Family Trust

Acres: 75.7

County: Yankton

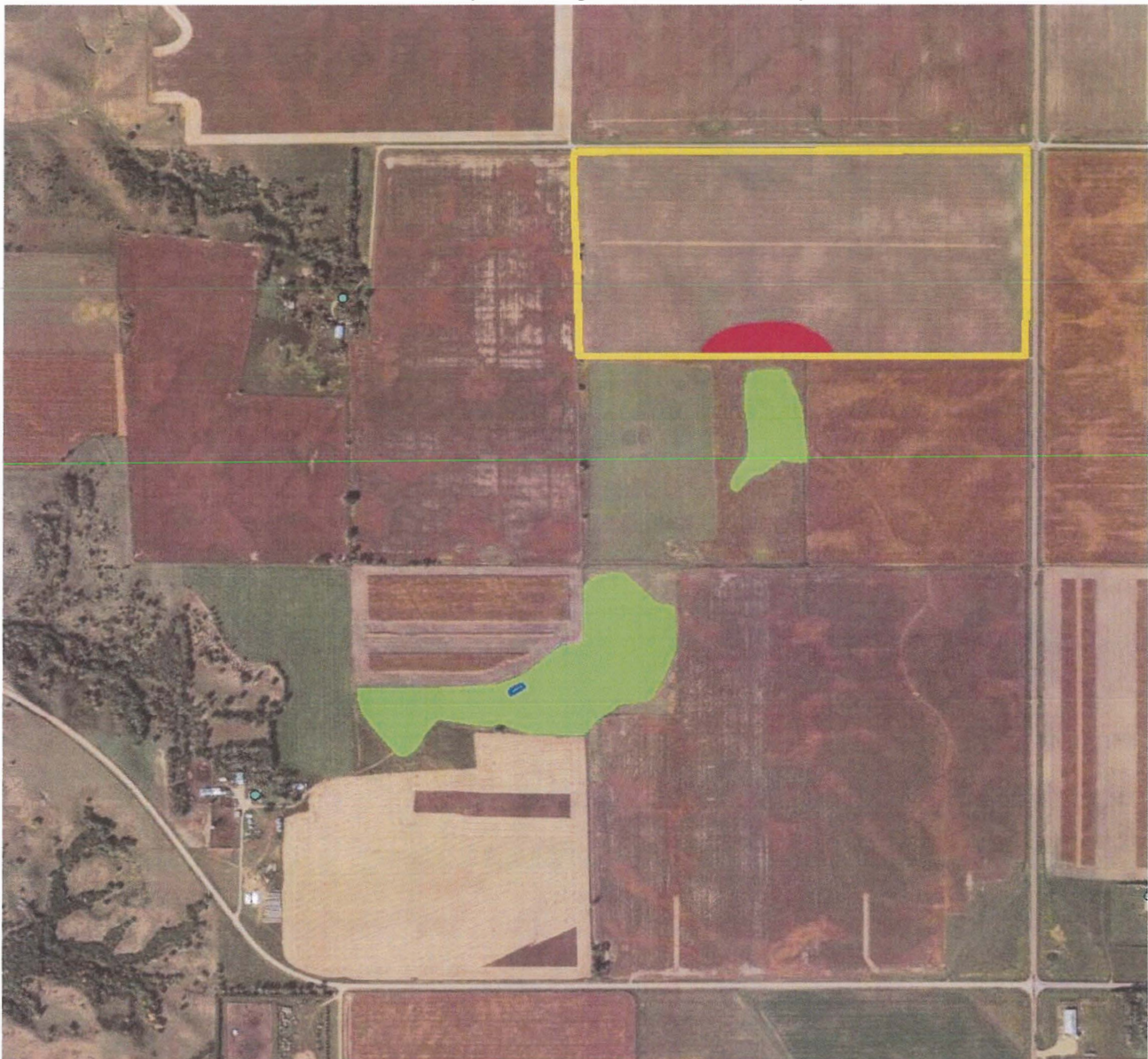
Spreadable Acres: 75.6





# Jamesville Colony - #2

## Winter Spreading Restriction Map



Winter applications of nutrients must be set back a minimum of 300 feet from surface waters or water conveyances and a minimum of 1,000 feet from National Hydrography Dataset named lakes, rivers, and perennial streams.

### Layer Key

	Boundary
	Wells
	Setbacks
	Streams/Water
	Tile Inlets
	Residence
	Wetlands

**Name:** Site 1 Stanley  
**Landowner:** Lavern Kirschenman/Lucille Hofer/Joe Hofer Family Trust  
**Legal:** N1/2 NE1/4  
S17-T96N-R56W  
**Total Acres:** 75.7  
**Winter Spreadable Acres:** 72.8



200 corn  
60+ beam

**Waypoint**  
ANALYTICAL



700 Park Dr, Atlantic, IA 50022  
Main 712.243.6933 \* Fax 712.243.5213  
www.waypointanalytical.com



"Every acre...Every year."

# SOIL ANALYSIS

## Client Information:

Helena Agri-Enterprises, LLC  
656 East Highway 18  
Menno, SD 57045

Grower : Jamesville Colony  
Jamesville Colony

Farm :  
Date Received : 04/02/2025

Report No: 25-092-0502  
Cust No: 05478  
Date Printed: 04/03/2025  
Page : 1 of 3  
Agronomist  
BLK

Field Id	OM %	ENR	CEC meq/100g	pH	Buffer pH	P ppm	K ppm	Ca ppm	Mg ppm	S ppm	B ppm	Cu ppm	Fe ppm	Mn ppm	Zn ppm	Na ppm	Nitrate-N (NO3-N) ppm	Calculated Cation Saturations				
Sample Id	LOI			1:1		M3	M3	M3	M3	M3	M3	M3	M3	M3	M3	M3		%K	%Ca	%Mg	%H	%Na
1 145 By Bo	4.2	128	23.6	7.2		7	206	3485	663	86	1.2	1.9	88	123	1.5	24		2.2	73.8	23.4	0.0	0.4
Corn Fischer																						
2 145 By Bo																	2.6					
3 Stanley	3.9	122	25.8	7.3		10	159	3988	644	58	1.2	1.8	88	126	1.5	20		1.6	77.3	20.8	0.0	0.3
4 Stanley St																	1.9					
5 40 S of Le	3.6	116	22.5	7.3		9	200	3433	571	19	1.0	1.8	81	129	1.9	11		2.3	76.3	21.1	0.0	0.2
6 40 S of Le																	3.1					
7 Levern No	4.1	126	20.2	7.1		14	212	2850	647	14	0.9	1.9	114	111	2.4	14		2.7	70.5	26.7	0.0	0.3
8 Lavern No																	1.6					
9 South of F	4.9	142	19.5	6.6		6	160	2604	572	35	1.1	1.7	91	92	1.7	13		2.1	66.8	24.4	6.2	0.3
Levern IV																						
10 South of F																	4.6					
11 Kevin Hon	4.4	132	22.2	6.9		37	216	3089	685	127	1.1	2.0	117	112	3.9	35		2.5	69.6	25.7	1.4	0.7

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Analysts prepared by: Waypoint Analytical Iowa, Inc.





## RUSLE2 Worksheet Erosion Calculation Record

Info: Site 1,2,3

### Inputs:

Owner name	Location	--
Jamesville Colony - #2	USA\South Dakota\Yankton County	

Location	Soil	T value	Slope length (horiz)	Avg. slope steepness, %
USA\South Dakota\Yankton County	SSURGO\Yankton County, South Dakota\CkA Clarno-Crossplain-Davison complex, 0 to 2 percent slopes\Clarno Loam 45%	5.0	150	1.0

R Factor	Annual precip	10-yr 24-hr rainfall	In Reg area?
110	23.9	4.0	No

### Outputs:

Base management	Description	Contouring	Strips / barriers	Diversion/terrace, sediment basin	Soil loss erod. portion, t/ac/yr	Soil detachment, t/ac/yr	Cons. plan. soil loss, t/ac/yr	Sed. delivery, t/ac/yr
CMZ 04\c.Other Local Mgt Records\JVC2 Corn, soybean, disk, slurry		a. rows up-and-down hill	(none)	(none)	0.34	0.34	0.34	0.34



AGREEMENT FOR MANURE UTILIZATION BETWEEN  
LIVESTOCK FACILITY OPERATOR AND LANDOWNER

The undersigned landowner agrees to allow manure from a Livestock Facility operated by

Jamesville Colony, and their assigns, to be spread on the undersigned landowners land.

The Landowner/Operator is the owner of the following described Real estate, to wit:

Legal Description: NE1/4 NE1/4, S17-T96N-R56W

Total Acres: 40 Usable Acres: 40 Irrigated ☐ Dryland ☒

Legal Description: \_\_\_\_\_

Total Acres: \_\_\_\_\_ Usable Acres: \_\_\_\_\_ Irrigated ☐ Dryland ☐

Legal Description: \_\_\_\_\_

Total Acres: \_\_\_\_\_ Usable Acres: \_\_\_\_\_ Irrigated ☐ Dryland ☐

Legal Description: \_\_\_\_\_

Total Acres: \_\_\_\_\_ Usable Acres: \_\_\_\_\_ Irrigated ☐ Dryland ☐

Legal Description: \_\_\_\_\_

Total Acres: \_\_\_\_\_ Usable Acres: \_\_\_\_\_ Irrigated ☐ Dryland ☐

This agreement is valid for a period of 3 years from the date hereof, automatically renewable for additional 1 year periods until terminated as set forth below.

Either party may terminate this agreement by giving one-year advance notice of such termination in writing to the other party.

No manure from any other source shall be applied to the above-mentioned land.

BY:

Joe Hofer Family Trust

Landowner

Deeille Hofer  
Signature of Landowner

\_\_\_\_\_  
Date:

Matthew Nwaka Sec Tres.  
Signature of Livestock Operator (Authorized Representative)

5-13-25  
Date:

AGREEMENT FOR MANURE UTILIZATION BETWEEN  
LIVESTOCK FACILITY OPERATOR AND LANDOWNER

The undersigned landowner agrees to allow manure from a Livestock Facility operated by

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The Landowner/Operator is the owner of the following described Real estate, to wit:

Legal Description: NE1/4 NE1/4, S17-T96N-R56W

Total Acres: 40 Usable Acres: 40 Irrigated ☐ Dryland ☒

Legal Description: \_\_\_\_\_

Total Acres: \_\_\_\_\_ Usable Acres: \_\_\_\_\_ Irrigated ☐ Dryland ☐

Legal Description: \_\_\_\_\_

Total Acres: \_\_\_\_\_ Usable Acres: \_\_\_\_\_ Irrigated ☐ Dryland ☐

Legal Description: \_\_\_\_\_

Total Acres: \_\_\_\_\_ Usable Acres: \_\_\_\_\_ Irrigated ☐ Dryland ☐

Legal Description: \_\_\_\_\_

Total Acres: \_\_\_\_\_ Usable Acres: \_\_\_\_\_ Irrigated ☐ Dryland ☐

This agreement is valid for a period of 3 years from the date hereof, automatically renewable for additional 1 year periods until terminated as set forth below.

Either party may terminate this agreement by giving one-year advance notice of such termination in writing to the other party.

No manure from any other source shall be applied to the above-mentioned land.

BY:

Lucille Hofer Family Trust

Landowner

Lucille Hofer  
Signature of Landowner

5-16-25  
Date:

Matthew Nwoko Sec Tres.  
Signature of Livestock Operator (Authorized Representative)

5-13-25  
Date:

**AGREEMENT FOR MANURE UTILIZATION BETWEEN  
LIVESTOCK FACILITY OPERATOR AND LANDOWNER**

The undersigned landowner agrees to allow manure from a Livestock Facility operated by  
Jamesville Colony, and their assigns, to be spread on the undersigned landowners land.

The Landowner/Operator is the owner of the following described Real estate, to wit:

Legal Description: NW1/4 NE1/4, S17-T96N-R56W

Total Acres: 35.7 Usable Acres: 35.6 Irrigated ☐ Dryland ☒

Legal Description: E1/2 NW1/4, S35-T96N-R57W

Total Acres: 75.7 Usable Acres: 70.9 Irrigated ☐ Dryland ☒

Legal Description: W1/2 NE1/4, S4-T96N-R56W

Total Acres: 61.8 Usable Acres: 53.8 Irrigated ☐ Dryland ☒

Legal Description: Pt. NW1/4 SE1/4, S4-T96N-R56W

Total Acres: 22.6 Usable Acres: 16.6 Irrigated ☐ Dryland ☒

Legal Description: S1/2 SW1/4, S4-T96N-R56W

Total Acres: 68.8 Usable Acres: 63.7 Irrigated ☐ Dryland ☒

This agreement is valid for a period of 3 years from the date hereof, automatically renewable for additional 1 year periods until terminated as set forth below.

Either party may terminate this agreement by giving one-year advance notice of such termination in writing to the other party.

No manure from any other source shall be applied to the above-mentioned land.

BY:

Lavern Kirschenman Family Trust

Landowner

Lavern Kirschenman

Signature of Landowner

5-17-25

Date:

Matthew Nivitz Sec Tres.

Signature of Livestock Operator (Authorized Representative)

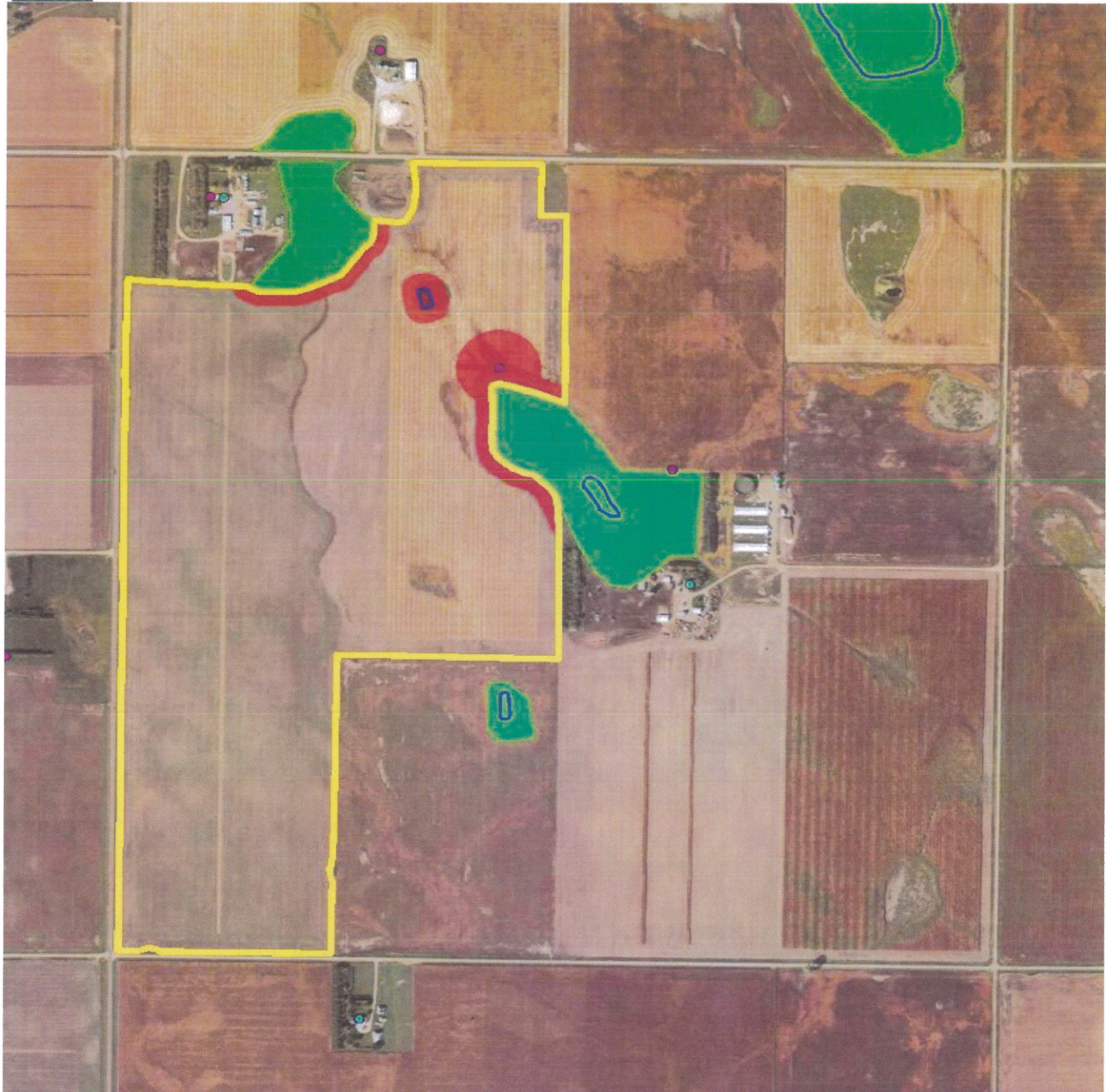
5-13-25

Date:





## Jamesville Colony - #2



### Layer Key

- Boundary
- Wells
- Setbacks
- Streams/Water
- Tile Inlets
- Residence
- Wetlands

**Name:** Site 2      Levern Home  
Margaret/Lavern  
**Landowner:** Kirschenman Family Trusts /  
Ryan Kirschenman  
**Legal:** W1/2 SW1/4 & N1/2 N1/2 SW1/4 & Pt.  
NW1/4, S9-T96N-R56W

**Total Acres:** 214.3  
**Spreadable Acres:** 203.5

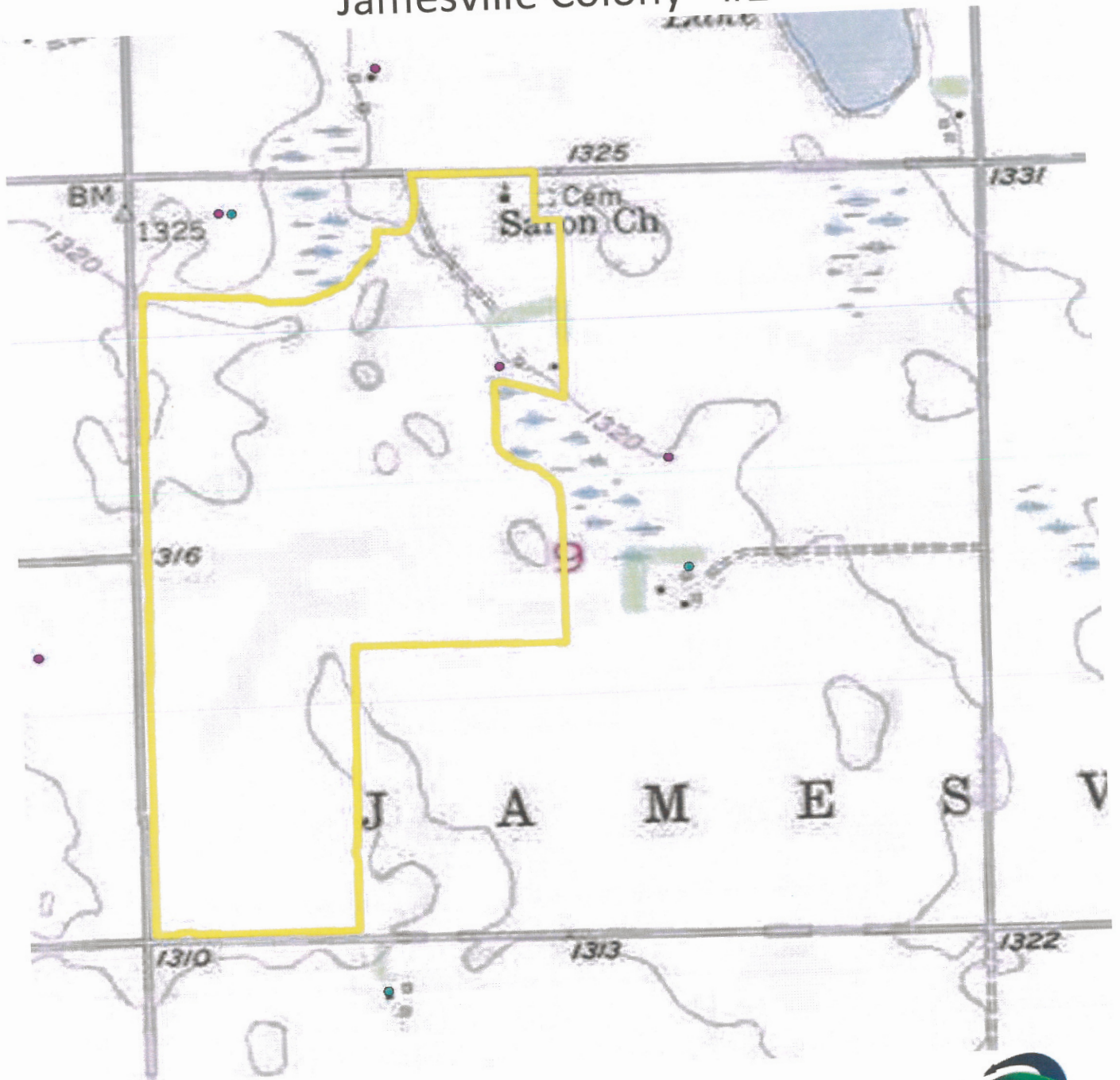


Yankton County Manure Application Setbacks:

Setback Type	Surface or Irrigation Applied	Incorporated or Injected within 24 hours	Setback Source
Lakes, Rivers, and Streams Classified as Waters of the State, Wetlands, Tile Inlets	100 ft unless a 35 ft vegetative buffer exists then buffer is sufficient	100 ft unless a 35 ft vegetative buffer exists then buffer is sufficient	State
Lakes, Rivers, and Streams Classified as Fisheries	660 feet	200 feet	Yankton County
Stream & Lakes classified as Drinking Water supplies	1,000 feet	1,000 feet	State & Yankton County
Public Wells	1,000 feet	1,000 feet	State & Yankton County
Private Wells	250 feet	250 feet	State & Yankton County
Residence (other than the operator)	330 feet (surface) 750 feet (irrigation)	100 feet	Yankton County
Incorporated Communities	1,000 feet (surface) 2,040 feet (irrigation)	660 feet	Yankton County
All Public Road Right-of-ways	10 feet (surface) 100 feet (irrigation)	10 feet	Yankton County



## Jamesville Colony - #2



 Boundary

**Name:** Site 2 Levern Home

**Landowner:** Margaret/Lavern Kirschenman Family  
Trusts / Ryan Kirschenman

**Legal:** W1/2 SW1/4 & N1/2 N1/2 SW1/4 & Pt. NW1/4  
S9-T96N-R56W

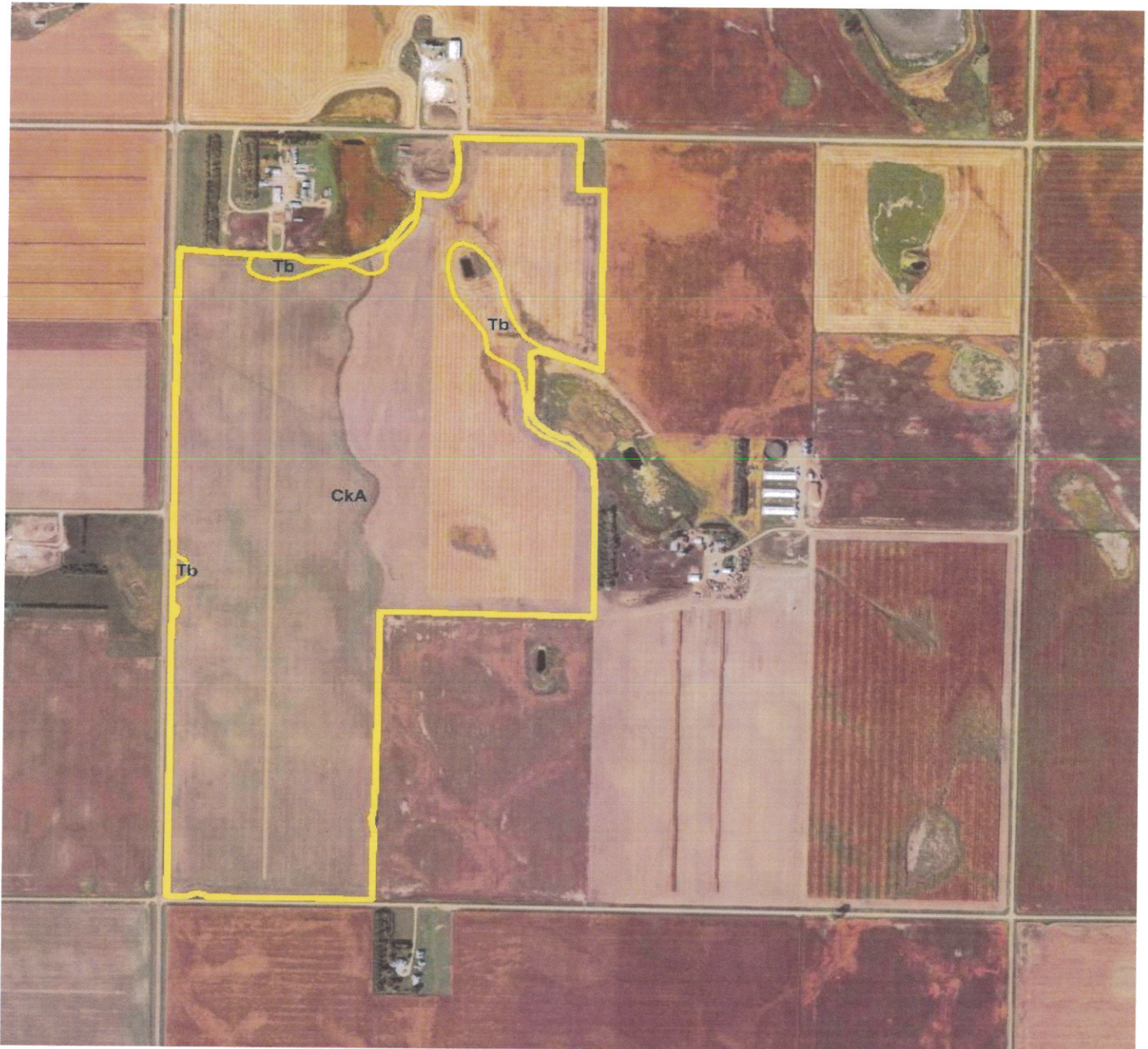
**Total Acres:** 214.3

**Spreadable Acres:** 203.5





# Jamesville Colony - #2



Area Symbol: SD135, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
CkA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	205.98	96.1%	IIC	82	55
Tb	Tetonka silt loam, 0 to 1 percent slopes	8.32	3.9%	IVw	56	14
Weighted Average				2.08	81	*n 53.4

**Name:** Site 2 Levern Home

**Landowner:** Margaret/Lavern Kirschenman Family  
Trusts / Ryan Kirschenman

**County:** Yankton

**Legal:** W1/2 SW1/4 & N1/2 N1/2 SW1/4 & Pt. NW1/4  
S9-T96N-R56W

**Acres:** 214.3

**Spreadable Acres:** 203.5





200 corn  
60+ beans

**Waypoint**  
ANALYTICAL



700 Park Dr, Atlantic, IA 50022  
Main 712.243.6933 • Fax 712.243.5213  
www.waypointanalytical.com



"Every acre...Every year."®

## SOIL ANALYSIS

### Client Information:

Helena Agri-Enterprises, LLC  
656 East Highway 18  
Menno, SD 57045

Grower : Jamesville Colony  
Jamesville Colony

Farm :  
Date Received : 04/02/2025

Report No: 25-092-0502  
Cust No: 05478  
Date Printed: 04/03/2025  
Page : 1 of 3  
Agronomist  
BLK

Field Id	Sample Id	OM % LOI	ENR	CEC meq/100g	pH 1:1	Buffer pH	P ppm M3	K ppm M3	Ca ppm M3	Mg ppm M3	S ppm M3	B ppm M3	Cu ppm M3	Fe ppm M3	Mn ppm M3	Zn ppm M3	Na ppm M3	Nitrate-N (NO3-N) ppm	Calculated Cation Saturations				
																			%K	%Ca	%Mg	%H	%Na
1	145 By Bo	4.2	128	23.6	7.2		7	206	3485	663	86	1.2	1.9	88	123	1.5	24		2.2	73.8	23.4	0.0	0.4
	Corn Fischer																						
2	145 By Bo																2.6						
3	Stanley	3.9	122	25.8	7.3		10	159	3988	644	58	1.2	1.8	88	126	1.5	20		1.6	77.3	20.8	0.0	0.3
4	Stanley St																1.9						
5	40 S of Le	3.6	116	22.5	7.3		9	200	3433	571	19	1.0	1.8	81	129	1.9	11		2.3	76.3	21.1	0.0	0.2
6	40 S of Le																3.1						
7	Lavern No	4.1	126	20.2	7.1		14	212	2850	647	14	0.9	1.9	114	111	2.4	14		2.7	70.5	26.7	0.0	0.3
8	Lavern No																1.6						
9	South of F	4.9	142	19.5	6.6		6	160	2604	572	35	1.1	1.7	91	92	1.7	13		2.1	66.8	24.4	6.2	0.3
	Lavern IV																						
10	South of F																4.6						
11	Kevin Hon	4.4	132	22.2	6.9		37	216	3089	685	127	1.1	2.0	117	112	3.9	35		2.5	69.6	25.7	1.4	0.7

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Analysis prepared by: Waypoint Analytical Iowa, Inc.





## RUSLE2 Worksheet Erosion Calculation Record

Info: Site 1,2,3

### Inputs:

Owner name	Location	--
Jamesville Colony - #2	USA\South Dakota\Yankton County	

Location	Soil	T value	Slope length (horiz)	Avg. slope steepness, %
USA\South Dakota\Yankton County	SSURGO\Yankton County, South Dakota\CkA Clarno-Crossplain-Davison complex, 0 to 2 percent slopes\Clarno Loam 45%	5.0	150	1.0

R Factor	Annual precip	10-yr 24-hr rainfall	In Req area?
110	23.9	4.0	No

### Outputs:

Base management	Description	Contouring	Strips / barriers	Diversion/terrace, sediment basin	Soil loss erod. portion, t/ac/yr	Soil detachment, t/ac/yr	Cons. plan. soil loss, t/ac/yr	Sed. delivery, t/ac/yr
CMZ 04\c.Other Local Mgt Records\JVC2 Corn, soybean, disk, slurry		a. rows up-and-down hill	(none)	(none)	0.34	0.34	0.34	0.34

**AGREEMENT FOR MANURE UTILIZATION BETWEEN  
LIVESTOCK FACILITY OPERATOR AND LANDOWNER**

The undersigned landowner agrees to allow manure from a Livestock Facility operated by

Jamesville Colony, and their assigns, to be spread on the undersigned landowners land.

The Landowner/Operator is the owner of the following described Real estate, to wit:

Legal Description: NW1/4 & Pt. N1/2 SW1/4, S9-T96N-R56W

Total Acres: 174.3 Usable Acres: 163.5 Irrigated ☐ Dryland ☒

Legal Description: \_\_\_\_\_

Total Acres: \_\_\_\_\_ Usable Acres: \_\_\_\_\_ Irrigated ☐ Dryland ☐

Legal Description: \_\_\_\_\_

Total Acres: \_\_\_\_\_ Usable Acres: \_\_\_\_\_ Irrigated ☐ Dryland ☐

Legal Description: \_\_\_\_\_

Total Acres: \_\_\_\_\_ Usable Acres: \_\_\_\_\_ Irrigated ☐ Dryland ☐

Legal Description: \_\_\_\_\_

Total Acres: \_\_\_\_\_ Usable Acres: \_\_\_\_\_ Irrigated ☐ Dryland ☐

This agreement is valid for a period of 3 years from the date hereof, automatically renewable for additional 1 year periods until terminated as set forth below.

Either party may terminate this agreement by giving one-year advance notice of such termination in writing to the other party.

No manure from any other source shall be applied to the above-mentioned land.

BY:

Margaret Kirschenman Trust

Landowner

Margaret Kirschenman

Signature of Landowner

5/17/25

Date:

Matthew Nwoko Sec. Tres.

Signature of Livestock Operator (Authorized Representative)

5-13-25

Date:

**AGREEMENT FOR MANURE UTILIZATION BETWEEN  
LIVESTOCK FACILITY OPERATOR AND LANDOWNER**

The undersigned landowner agrees to allow manure from a Livestock Facility operated by

Jamesville Colony, and their assigns, to be spread on the undersigned landowners land.

The Landowner/Operator is the owner of the following described Real estate, to wit:

Legal Description: W1/2 NE1/4, S11-T96N-R56W

Total Acres: 66.1 Usable Acres: 63.6 Irrigated ☐ Dryland ☒

Legal Description: NW1/4 & PL N1/2 SW1/4, S9-T96N-R56W

Total Acres: 174.3 Usable Acres: 163.5 Irrigated ☐ Dryland ☒

Legal Description: \_\_\_\_\_

Total Acres: \_\_\_\_\_ Usable Acres: \_\_\_\_\_ Irrigated ☐ Dryland ☐

Legal Description: \_\_\_\_\_

Total Acres: \_\_\_\_\_ Usable Acres: \_\_\_\_\_ Irrigated ☐ Dryland ☐

Legal Description: \_\_\_\_\_

Total Acres: \_\_\_\_\_ Usable Acres: \_\_\_\_\_ Irrigated ☐ Dryland ☐

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No manure from any other source shall be applied to the above-mentioned land.

BY:

Lavern Kirschenman Family Trust

Landowner

Lavern Kirschenman

Signature of Landowner

5-17-2025

Date:

Matthew Nurek Sec Tres

Signature of Livestock Operator (Authorized Representative)

5-13-25

Date:



**AGREEMENT FOR MANURE UTILIZATION BETWEEN  
LIVESTOCK FACILITY OPERATOR AND LANDOWNER**

The undersigned landowner agrees to allow manure from a Livestock Facility operated by

Jamesville Colony, and their assigns, to be spread on the undersigned landowners land.

The Landowner/Operator is the owner of the following described Real estate, to wit:

Legal Description: SW1/4 SW1/4, S9-T96N-R56W

Total Acres: 40 Usable Acres: 40 Irrigated ☐ Dryland ☒

Legal Description: \_\_\_\_\_

Total Acres: \_\_\_\_\_ Usable Acres: \_\_\_\_\_ Irrigated ☐ Dryland ☐

Legal Description: \_\_\_\_\_

Total Acres: \_\_\_\_\_ Usable Acres: \_\_\_\_\_ Irrigated ☐ Dryland ☐

Legal Description: \_\_\_\_\_

Total Acres: \_\_\_\_\_ Usable Acres: \_\_\_\_\_ Irrigated ☐ Dryland ☐

Legal Description: \_\_\_\_\_

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No manure from any other source shall be applied to the above-mentioned land.

BY:

Ryan Kirschenman

Landowner

Ryan Kirschenman

Signature of Landowner

5-17-25

Date:

Matthew Nix Sec Tres.

Signature of Livestock Operator (Authorized Representative)

5-13-25

Date: