

LAND FOR SALE

In the Black Hills of South Dakota

Santa Maria Ranch

1,717+/- Acres • Butte County

Offered at \$5,500,000

L-2000431

Property Location: The ranch is located approximately eight and one-half miles west of Belle Fourche, South Dakota, right on Highway 34, about one-half mile from the Wyoming line. The main ranch entrance is right off this State Highway.

Legal Description: Available upon request.



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For additional information, please contact:

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Property Information

Acres: 1,717+/- deeded acres and no leased land.

Fences: Most of the exterior fences and interior fences are 3, 4 and 5 strand barbed wire. There are around 14 separate pastures.

Water: Five wells ranging in depth from 160 ft. to 300 ft. deep and ranging from 4 gpm to 20 gpm. There are also several good stock dams and the ranch has a very good spring-fed creek that runs year-round on most years.

Improvements: A well-maintained four-bedroom brick exterior ranch style home that has approximately 2,800 sq. ft and a crawl space, with electric heat and central air conditioning. Also included is a 6,700 sq. ft machine shed with two sets of large sliding doors and a 100 ft X 32 ft. open cattle shed. Next to the cattle shed is a newer set of corrals made mostly out of steel sucker rod, very well-built.

Vegetation: The main grasses on the ranch are buffalo grass, gramma grass and western wheatgrass. There is a mix of alfalfa and grass in most of the hay fields and a few of the fields may need to be replanted into hay since some fields were cropped in recent years. There are a variety of deciduous trees on the property that are mostly Cottonwood and Oak trees. The deciduous trees are located along most of the creek bottoms, in water drainage areas and near the improvements. There are also planted tree rows. In addition to the deciduous trees, the ranch also has concentrated areas of Ponderosa Pine trees. There is the potential to hay approximately 500 acres of hay land and crop land.

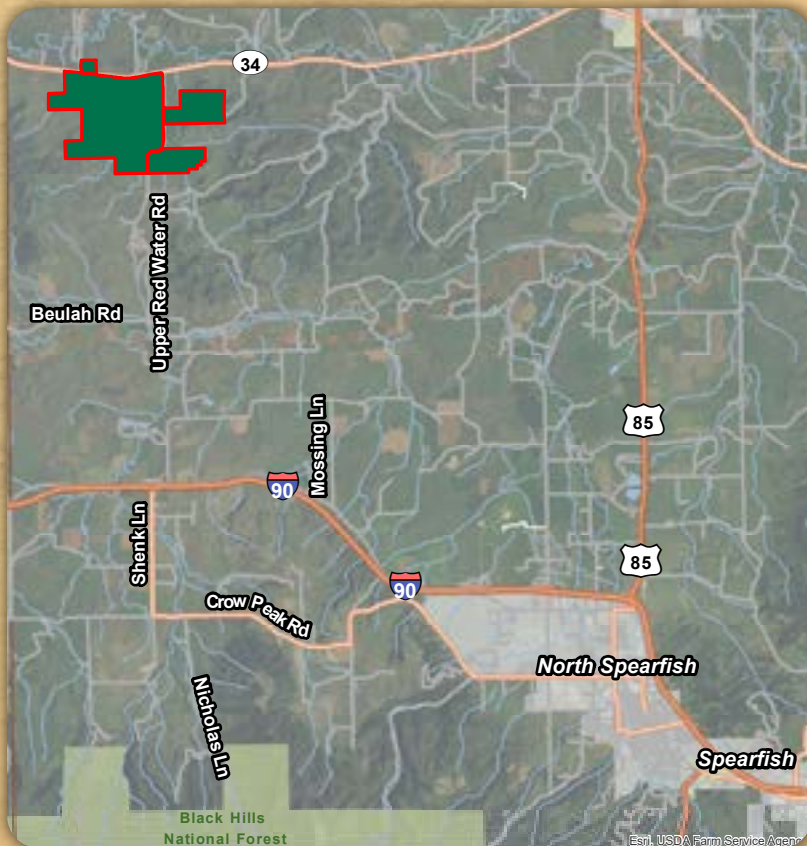
Taxes: The 2019 real estate taxes were \$14,033.00 or about \$8.17 per acre.

Mineral Rights: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

School: The closest grade school and high school are located about nine miles from the ranch, in Belle Fourche, South Dakota. The closest college is Black Hills State University in Spearfish, South Dakota, about 20 miles from the ranch.



Property Location Map



Highlights:

- Beautiful and productive ranch with live creek and trees
- Ideal land for ranching, recreation, hunting and/or development
- Rolling hills and lush green pasture

FSA and NRCS Programs: The Owners are currently participating in the Farm Service Agency Program (FSA). There are the following bases: 186.60 acre wheat base, 60.00 acre oats base and 43.10 acre barley base. There are no Natural Resources Conservation Service (NRCS) programs currently in effect on the Property.

Carrying Capacity: The ranch has a carrying capacity of about 100 to 125 cow/calf pairs year-round, but this will vary, depending on precipitation, growing season, available hay land and many other factors. The Sellers and Brokers make no determination of the carrying capacity of the ranch and this will need to be determined by the new Owners.

Wildlife: Excellent whitetail deer, Mule deer, and antelope hunting on the property. There is also good elk hunting, but the elk are a little harder to locate. Landowners may be eligible for an annual elk license. There are a wide variety of birds on this land and grouse seem to be the most common bird that is hunted.

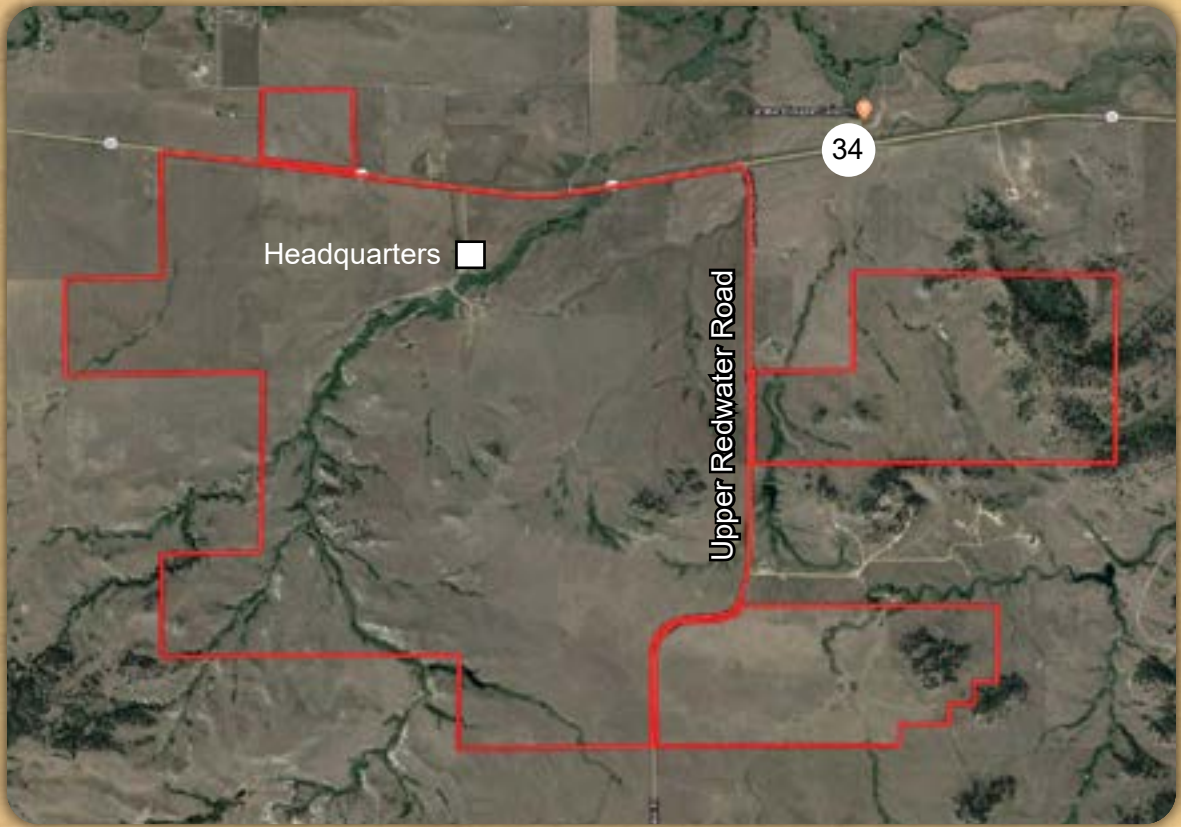
Possession: Possession of the ranch is negotiable, since the entire ranch is currently leased out for 2020 and into May of 2021. The ranch may be purchased, subject to the current lease agreement.

Listed Price: The listed price is \$5,500,000.00 or about \$3,200 per acre.

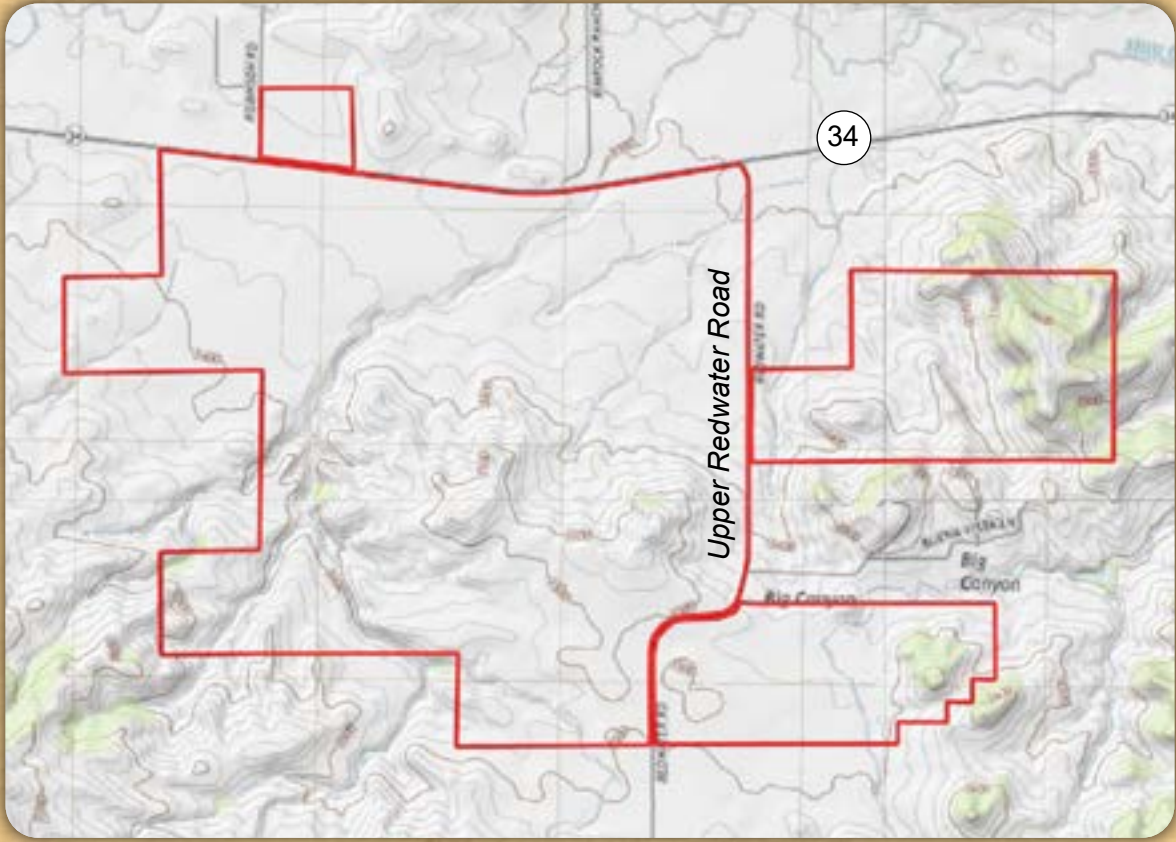




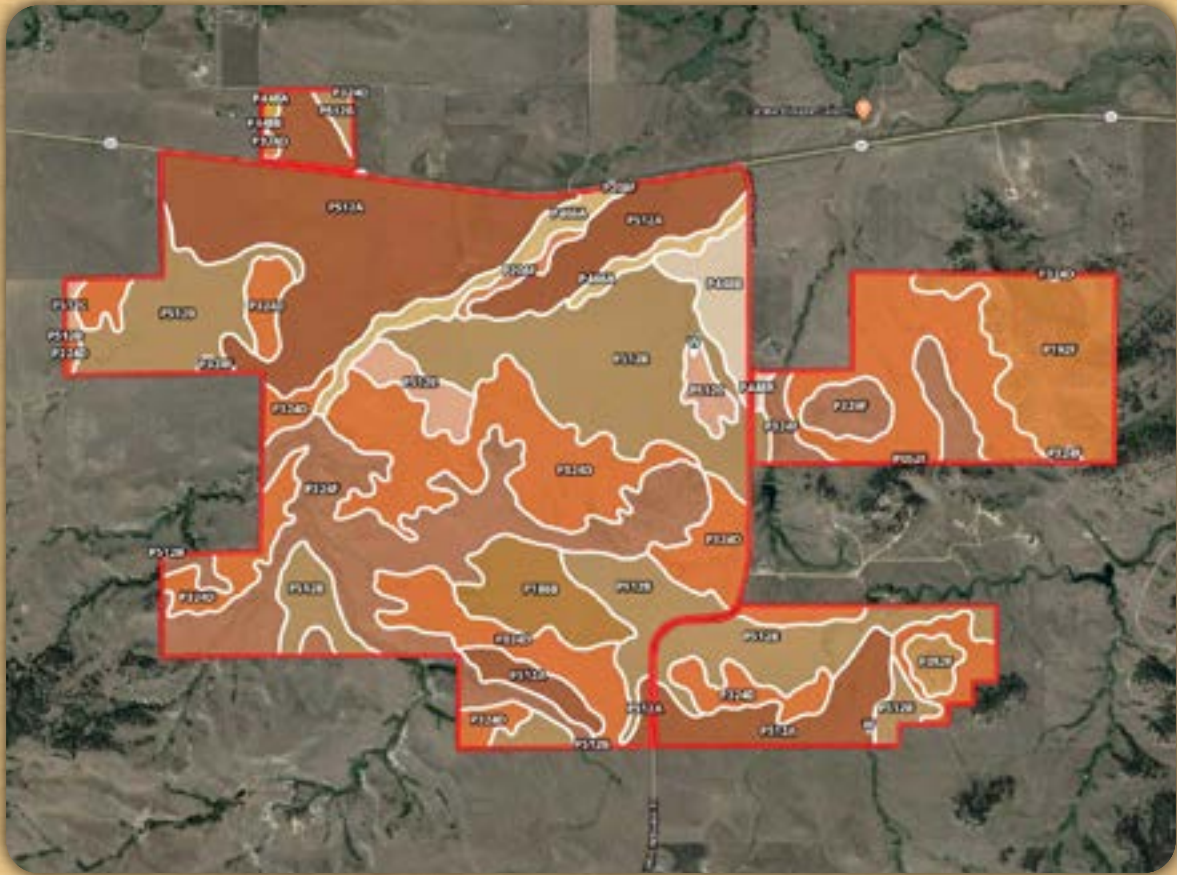
Aerial Photo



Topography Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
P512B	Thirtynine silt loam, 2 to 6 percent slopes	379.5	22.24	78	3e
P324D	Pierre-Fairburn-Ucross complex, moist, 6 to 25 percent slopes	432.4	25.34	23	6e
P448B	Savo silty clay loam, moist, 2 to 6 percent slopes	35.6	2.08	80	3e
P448A	Savo silty clay loam, moist, 0 to 2 percent slopes	2.1	0.12	86	3s
P512A	Thirtynine silt loam, 0 to 2 percent slopes	354.4	20.77	90	3c
W	Water	0.8	0.05	0	8
P512C	Thirtynine silt loam, 6 to 9 percent slopes	35.6	2.09	72	4e
P208F	Lismas, moist-Badland, shale complex, 25 to 50 percent slopes	7.7	0.45	8	7e
P466A	Sodawells-Rockypoint complex, moist, channeled, 0 to 3 percent slopes, rarely flooded	39.0	2.29	27	6w
P186B	Kyle clay, moist, 2 to 6 percent slopes	48.5	2.84	53	4e
P324F	Pierre-Fairburn-Ucross complex, moist, 10 to 50 percent slopes	264.6	15.51	7	7e
P192F	Lakoa-Colby, cool silt loams, 9 to 50 percent slopes	95.1	5.57	6	7e
P052F	Butche, moist-Rock outcrop complex, 25 to 50 percent slopes	11.1	0.65	0	7s
TOTALS		1706.3	100%	48.73	4.77

This Black Hills Ranch has an excellent soil rating.

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Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.