

LAND FOR SALE

1,593+/- Acres • Fall River County, South Dakota

PRICE REDUCED!

Offered at \$1,075,000



Highlights:

- Quality ranch located on a good county road offering great access
- Well-watered with a deep well, miles of pipeline, 13 tanks, 5 Cobett waterers, a spring, and 12 dams and dugouts
- Good summer pasture or great year-round grazing
- Good soil ratings
- Low real estate taxes

L-2000668

Property Location: The ranch is located 25 miles south of Hot Springs, South Dakota, on good asphalt Highway 71, then two miles west on the Rumford Shortcut Road to County Road 471, both well-maintained roads. Then the land is located north and south of this intersection on County Road 471.

Legal Description: Complete legal description is available upon request.



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For additional information, please contact:

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Property Information

Acres: The ranch consists of approximately 1,593.171 deeded acres.

Fences: Most of the fences are 4 or 5 strand barbed wire. There are several separate pastures for easy rotational grazing.

Buildings and Corrals: There is a good set of corrals near the middle of the main ranch. Also present with these corrals are multiple windbreaks and an open cattle shed. There is also a smaller set of corrals and a cattle barn at the south end of the ranch in the bull pasture. Some of the buildings located in the Town of Rumford are usable and some are not usable.

Water and Precipitation: This ranch has a deep well (about 950' deep) that supplies water for 13 water tanks plus 5 Cobett waterers throughout the ranch. There are several miles of water pipeline that distribute water all over the ranch. There are also 12 dams and dugouts well-placed on the ranch. The annual average precipitation can range from 10-15 inches of per year. This precipitation usually comes during the growing season.

Topography and Soils: The topography of the ranch is flat to rolling with some hills on the ranch. There are several tree shelter belts that have been planted on the ranch. These shelter belts have cedar trees and deciduous trees and the trees are healthy and growing. A lot of the soils are clay. A big share of the ranch has been farmed at some time. There are areas of crested wheat grass and a lot of buffalo grass, along with many other types of grass. With the good quality soils present on the ranch, some areas of the ranch are well-suited for hay.

Carrying Capacity: On an average rainfall year, you should be able to run about 100 cow/calf pairs or 170 to 180 yearlings for the summer months or the ranch could be utilized as a year round ranch. The carrying capacity would depend on the precipitation, temperature and growing season. The Brokers and Sellers make no actual guarantee or representation of the carrying capacity of the ranch. This would be up to the Buyers to investigate and decide for themselves.

Mineral Rights: The owners do not know the amount of ownership of the oil, gas and mineral rights, but they are willing to convey all of the owned oil, gas and mineral rights to the buyer.

Real Estate Taxes: The real estate taxes on the ranch were approximately \$2,578.74 for 2019. This is an average of about \$1.62 per acre.

Possession: Possession of the ranch is negotiable.

Reduced Price: The listed price of the ranch is \$1,075,000.00 or approximately \$674.75 per deeded acre.

Broker's Comments: This a nice ranch with great access, located on a good county road. The ranch is also located close to Highway 71. The ranch has good soils and is well-sodded. It is a well-watered and is very versatile since it can be utilized for good summer pasture or great year-round grazing. This is one of the few quality ranch properties on the market that is priced reasonably.



Aerial Photo



Topography Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
MbA	Manzanola silty clay loam, 0 to 2 percent slopes	31.0	1.95	63	3s
Ar	Arvada loam, 0 to 3 percent slopes	92.5	5.82	12	6s
St	Stetter clay, 0 to 3 percent slopes, occasionally flooded	72.0	4.53	29	4w
PgE	Pierre-Grummit clays, 6 to 25 percent slopes	28.1	1.77	18	6e
W	Water	3.4	0.22	0	8
Bc	Barnum silt loam	7.9	0.5	36	6w
MbB	Manzanola silty clay loam, 2 to 6 percent slopes	381.2	23.97	58	3e
GsD	Grummit-Shomo clays, 3 to 15 percent slopes	32.3	2.03	16	6e
He	Hisle-Slickspots complex, 0 to 6 percent slopes	110.5	6.95	8	7e
SnE	Shingle-Penrose-Rock outcrop complex, 15 to 40 percent slopes	102.8	6.46	3	7e
Lo	Lohmiller silty clay loam	1.7	0.11	74	3c
KyB	Kyle clay, 2 to 6 percent slopes	0.1	0.01	51	4e
MoB	Minnequa silt loam, 2 to 6 percent slopes	121.4	7.63	55	4e
Aa	Absted silt loam	68.7	4.32	35	4s
MpE	Minnequa-Midway silty clay loams, 6 to 25 percent slopes	228.1	14.34	16	6e
KyA	Kyle clay, 0 to 2 percent slopes	308.7	19.41	54	4e
TOTALS		1590.5	100%	37.28	4.64



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.

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Property Location Map

