

# LAND FOR SALE

1,251.64+/- Acres  
Fall River County, South Dakota

*Offered at \$3,950,000*

## Highlights:

- 776 irrigatable acres
- Two updated ranch homes and large Morton Building
- Well-established hunting preserve with first-class hunting lodge for additional income potential
- Located just east of the Black Hills and Hot Springs, South Dakota



L-2100402

For additional information, please contact:

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# Property Information

**Property Location:** From the Junction of Highways 18 and 79, Maverick Junction, south three miles to West Oral Road and east 12 miles to Ring Neck Road. 14129 Ringneck Road, Oral, South Dakota 57766. Property is on both sides of the road.

The property is conveniently located on a paved county road within less than an hour and a half from two commercial airports, Chadron, Nebraska, and Rapid City, South Dakota.

**Legal Description:** Contact agents for a complete legal description.

**Property Description:** 1,251.64 deeded acres with 776 irrigatable acres (335 acres pivot irrigated from four T-L center pivots, 441 acres flood irrigated).

Tonnage from irrigated hayground averaging five ton per year from three cuttings. Corn yields averaging 170 bushel per acre.

Land goes from flat farmable acres to breaks/wooded draws ideal for wildlife habitat. Cheyenne River, Plum Creek, and Slate Creek run through the property.

The property also features a well-established hunting preserve, 30+ years, compete with luxurious hunting lodge that sleeps 10. Natural habitat plus food plots providing exquisite pheasant, Hungarian and Chukar partridge, sharp-tail grouse, dove, and quail hunting. Mule and whitetail deer, wild turkeys, bobcat, and mountain lions are also prevalent on the property.



**Improvements:** Three separate farmsteads with homes and outbuildings on two of them. The two homes are modern and updated; and there is a large 60' x 140' Morton building with floor heat in the shop area, and a luxurious hunting lodge. Rural water is available to farmsteads.

## Farm Data:

Cropland	200 acres
Hayland	576 acres
Pasture	455 acres
Buildings	<u>20.64 acres</u>
Total	1,251.64 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	402.17 acres	118 bushels
<i>(yields have historically been better than county averages)</i>		
Grain Sorghum	119.93 acres	41 bushels

**Irrigation:** All irrigation equipment is included with the sale of the property. Water rights from Angostura Irrigation District and Plum Creek.

**2020 Taxes:** \$15,907.52

**Price:** \$3,950,000.00



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.

## Aerial Photo



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
SaE	Samsil clay, 15 to 40 percent slopes	94.2	7.44	4	7e
Bb	Bankard fine sandy loam	68.8	5.44	29	6e
AsB	Ascalon fine sandy loam, 0 to 6 percent slopes	185.8	14.68	75	4e
KyA	Kyle clay, 0 to 2 percent slopes	150.6	11.9	54	4e
AbA	Altvan loam, 0 to 2 percent slopes	28.7	2.27	55	4s
ScA	Satanta loam, 0 to 2 percent slopes	211.7	16.73	83	3c
NuA	Nunn clay loam, 0 to 2 percent slopes	147.2	11.64	87	3s
SmE	Schamber-Eckley complex, 9 to 40 percent slopes	126.9	10.03	5	7s
Ap	Aquolls, nearly level	11.1	0.88	5	8w
NuB	Nunn clay loam, 2 to 6 percent slopes	0.9	0.07	81	3e
Ha	Haverson loam, 0 to 2 percent slopes, rarely flooded	13.4	1.06	81	3c
PeB	Pierre clay, 2 to 6 percent slopes	13.0	1.03	29	4e
KyB	Kyle clay, 2 to 6 percent slopes	62.9	4.97	51	4e
Ga	Glenberg fine sandy loam	100.9	7.98	40	4e
DaC	Dailey fine sand, 6 to 12 percent slopes	10.7	0.85	11	6e
W	Water	38.2	3.02	0	8
TOTALS		1265.2	100%	52.16	4.51



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