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LAND FOR SALE

2,973.36± Acres, Fall River County, South Dakota

OFFERED AT
\$5,500,000

Highlights:

- Several miles of live creek with trees (Horse Head Creek)
- Excellent farming, grazing, and hunting land
- Good house and very good outbuildings at two locations
- 70 miles south of Rapid City, SD just off of the Heartland Express Highway
- 1,000+ acres of cropland/hayland and the balance is choice grazing



For additional information, please contact:

Steve Satterlee, Agent | (605) 641-6882

SSatterlee@FarmersNational.com

Property Information

Location: From Rapid City, South Dakota travel 68 miles south on Highway 79/385 to Lennon School Road. Head north on Lennon School Road for 1 ½ miles to the ranch headquarters.

Property Description: This ranch really has it all! It has a great combination of top quality grazing and excellent hayland/cropland ground. The location is near Highway 79/385, so it very convenient to get on the 4 lane highway and drive anywhere. A large portion of the land is located on a flat creek bottom which is ideal for hay production. The beauty of this place is unparalleled. The house and outbuildings are really outstanding, but need a little work. It is almost impossible to find a nice ranch like this that is located on a live creek with trees all along the creek. This is all one large block of land. The water is piped underground from 2 wells to 5 water tanks and the ranch has several livestock dams. In addition to well water, rural water was recently brought to the property. There are 2 good sets of mostly steel corrals, one on each end of the land. The land is cross-fenced into several pastures for rotational grazing. Ranches of this caliber do not come on the market very often in this area. **Please contact the listing broker, Steve Satterlee 605-641-6882 cell, for all showings. You'll never go wrong owning good land. We appreciate your business!**

Farm Data:

Hayland 1,044 acres
Pasture 1,929 acres

Price: \$5,500,000.00

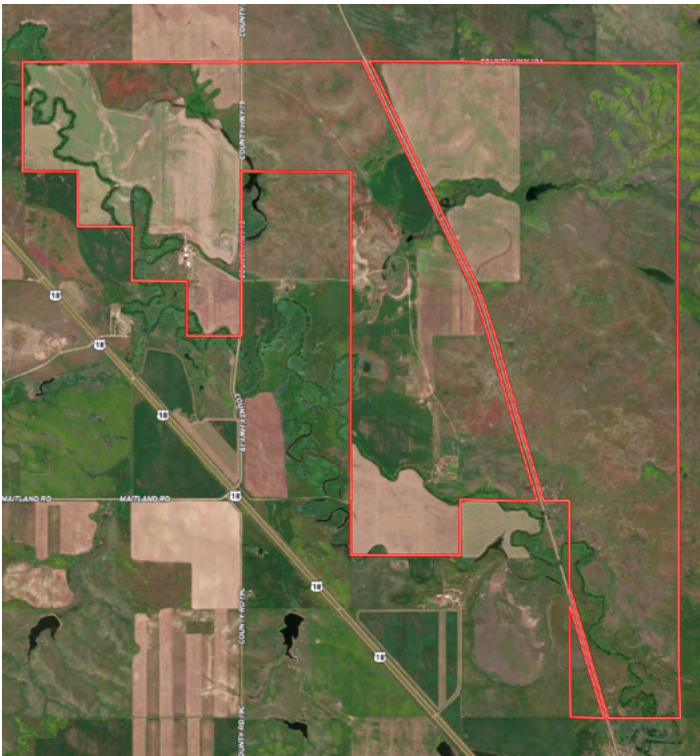
Legal Description and Taxes:

Township 9 South, Range 7 East, BHM, Fall River County, South Dakota	ACRES	2025 TAXES
Section 25: NW1/4, E1/2E1/2, SW1/4SE1/4, NW1/4SW1/4	400.00	\$481.36
Section 25: W1/2NE1/4, NW1/4SE1/4, NE1/4SW1/4,	160.00	\$182.44
Section 25: S1/2SW1/4, LESS RR	77.22	\$104.28
Section 26: E1/2, NW1/4, LESS RR	455.86	\$565.30
Section 27: NE1/4NE1/4	40.00	\$75.18
Section 27: SE1/4SE1/4	40.00	\$3,511.96
Section 27: NW1/4, NE1/4SW1/4, W1/2NE1/4, SE1/4NE1/4 N1/2SE1/4, SW1/4SE1/4	440.00	\$2,280.72
Section 34: NE1/4NE1/4,	40.00	\$61.18
Section 35: N1/2NE1/4,	80.00	\$179.38
Section 35: S1/2NE1/4, SE1/4,	240.00	\$783.66
Section 36: All, LESS RR	614.61	\$806.96
Township 10 South, Range 7 East, BHM, Fall River County, South Dakota		
Section 1: E1/2, LESS RR	305.99	\$913.92
Section 2: Lots 1 & 2	79.68	\$468.32
TOTAL ACRES	2,973.36	\$10,414.66

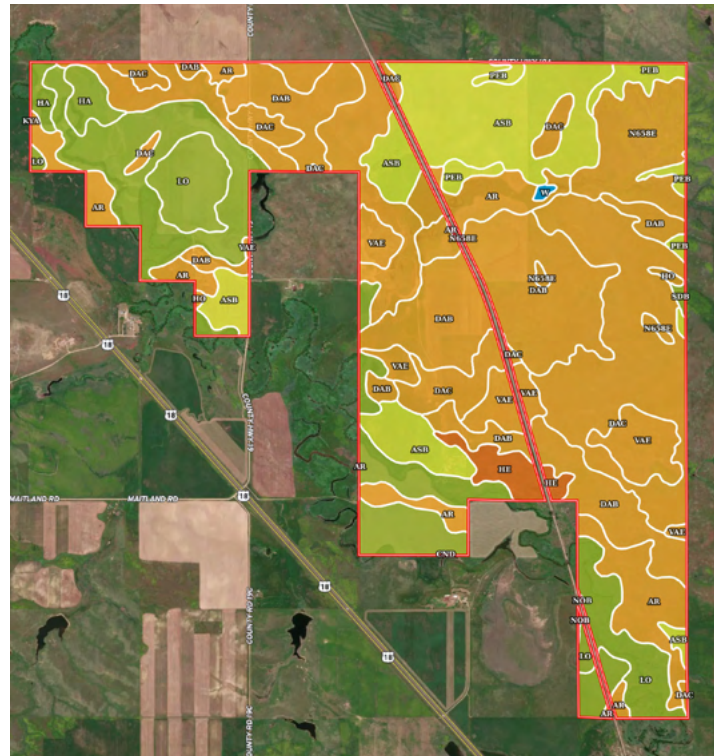
Improvements:

Building	Condition	Comments
House	Fair	Needs work, but it is basically a solid house with a basement
Round Quonset	Fair	40' x 82'
Livestock Pole Barn	Very good	90' x 56'
Machine Shed Storage	Very good	90' x 54'
Enclosed Cattle Shed	Very good	81' x 41'
Enclosed Cattle Shed	Fair	60' x 40'
4 Hopper Bottom Bins	Fair	
2 Large Grain Bins	Fair	

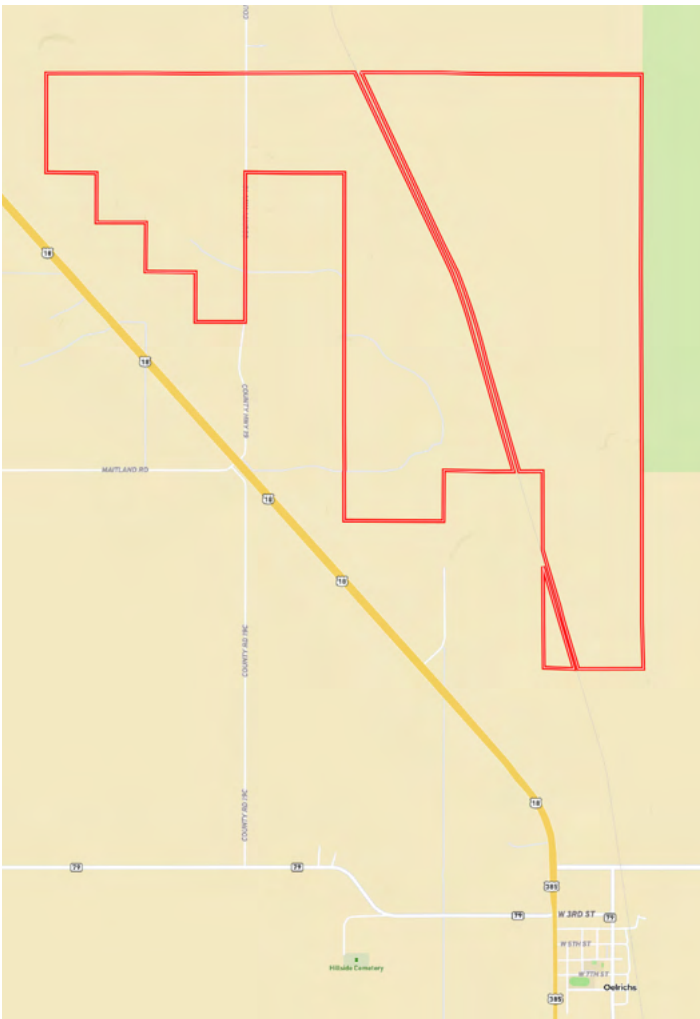
Aerial Map



Soil Map



Location Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
DaC	Dailey fine sand, 6 to 12 percent slopes	604.0 6	20.28	11	14	6e
DaB	Dailey fine sand, 0 to 6 percent slopes	591.1 2	19.85	20	14	6e
Lo	Lohmiller silty clay loam	470.3 4	15.79	75	39	3c
AsB	Ascalon fine sandy loam, 0 to 6 percent slopes	390.2 5	13.1	76	37	4e
Ar	Arvada loam, 0 to 3 percent slopes	258.7 7	8.69	13	11	6s
VaE	Valent loamy fine sand, 6 to 25 percent slopes	217.3 1	7.3	8	13	6e
N658E	Pierre silty clay, 6 to 25 percent slopes	168.8	5.67	31	15	6e
Ha	Haverson loam, 0 to 2 percent slopes, rarely flooded	126.4 6	4.25	81	36	3c
PeB	Pierre clay, 2 to 6 percent slopes	62.21	2.09	30	20	4e
He	Hisle-Slickspots complex, 0 to 6 percent slopes	49.02	1.65	9	7	7e
NoB	Norka silt loam, 2 to 6 percent slopes	27.24	0.91	82	52	3e
Ho	Hoven silt loam, 0 to 1 percent slopes	5.64	0.19	15	8	6s
SdB	Savo silt loam, 2 to 6 percent slopes	3.77	0.13	80	45	3e
W	Water	3.22	0.11	0	-	8
CnD	Colby-Norka silt loams, 6 to 15 percent slopes	0.4	0.01	42	48	6e
KyA	Kyle clay, 0 to 2 percent slopes	0.08	0.0	54	27	4e
TOTALS		2978. 69(*)	100%	36.57	21.99	5.08



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