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L-2600285

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LAND FOR SALE

517.72± Acres, Mead County, South Dakota

OFFERED AT
\$2,399,000

Highlights:

- One of the nicest horse/ranch properties ever offered in this area
- Beautiful and well-kept property with a nice house and good outbuildings
- Great location being about one hour from Sturgis and one and a half hours to Rapid City



For additional information, please contact:
Steve Satterlee, Agent | (605) 641-6882
SSatterlee@FarmersNational.com



Property Information

Property Location:

From Sturgis, South Dakota, travel east on Highway 44 for about 64 miles to ranch entrance. Or travel about 20 miles east of Rapid City, South Dakota, to the New Underwood exit. At that exit travel north on the North New Underwood Road (Road 21C) for about 36 miles, then travel east about 26 miles through Union Center and Enning to ranch entrance. The ranch entrance is about 13 miles east of Enning. The gates are locked so call Broker Steve Satterlee 605-641-6882 for showings.

Legal Description:

Township 7N, Range 15E, BHM, Meade County, SD
Section 3: Lots 3 and 4, S1/2NW1/4 LESS HWY ROW, 159.70 +/- acres
Section 4: Lots 1 and 2, S1/2NE1/4, N1/2SE1/4 LESS HWY ROW, 241.50 +/- acres
Section 5: Lot 2 LESS HWY ROW, 39.67 +/- acres
Township 8N, Range 15E, BHM, Meade County, SD
Section 32: W1/2SE1/4 LESS HWY ROW, 76.85 +/- acres
Total Deeded Acres: 517.72 +/- acres

Property Description:

This beautiful ranch is a true spectacle. The entire ranch property shows pride in ownership with the exceptional care that the Owner has given the land, the house, buildings and fences. It is very unusual to see this type of property for sale in this area. This is a highly sought-after location for that perfect horse property and/or cattle ranch. It also has good hunting. It's located within an hour of Sturgis and still close to Rapid City and Pierre, South Dakota. This is the first time that this ranch has been offered for sale in over 80 years. The property has great grass cover with over 70 acres of hayland. The house and buildings are in very good condition. Middle Fork Creek with natural springs meanders through part of the land. There are three wells and several stock dams. The ranch also has a very attractive location for a new home or modular with electricity, water and cement pads already there. **Please don't wait too long on this one. I want to hear from you, so call me ASAP. Call Steve Satterlee at (605) 641-6882 cell.**

Farm Data:

Hayland	70.00 acres
Pasture	435.72 acres
Buildings	12.00 acres

Normally, from 40 acres to over 70 acres can be hayed, depending on the year and rainfall.

FSA Information:

	<u>Base</u>
Wheat	4.70 acres
Oats	1.70 acres

Improvements:

- 64' X 26' modular/double-wide home, very well-made.
- 40' x 80' horse/cattle barn in very good condition
- 40' x 80' open cattle shed in very good condition
- 36' 24' shop in good condition
- Various storage buildings

2025 Taxes:

\$1,240.24

Price:

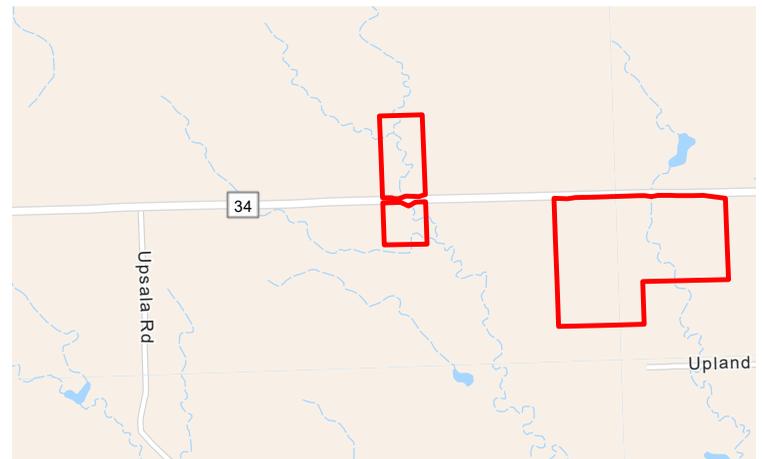
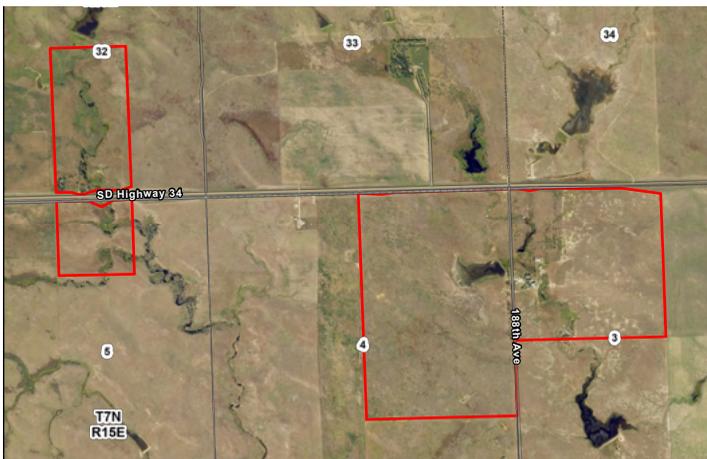
\$2,399,000





Aerial Map

Property Location Map



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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