



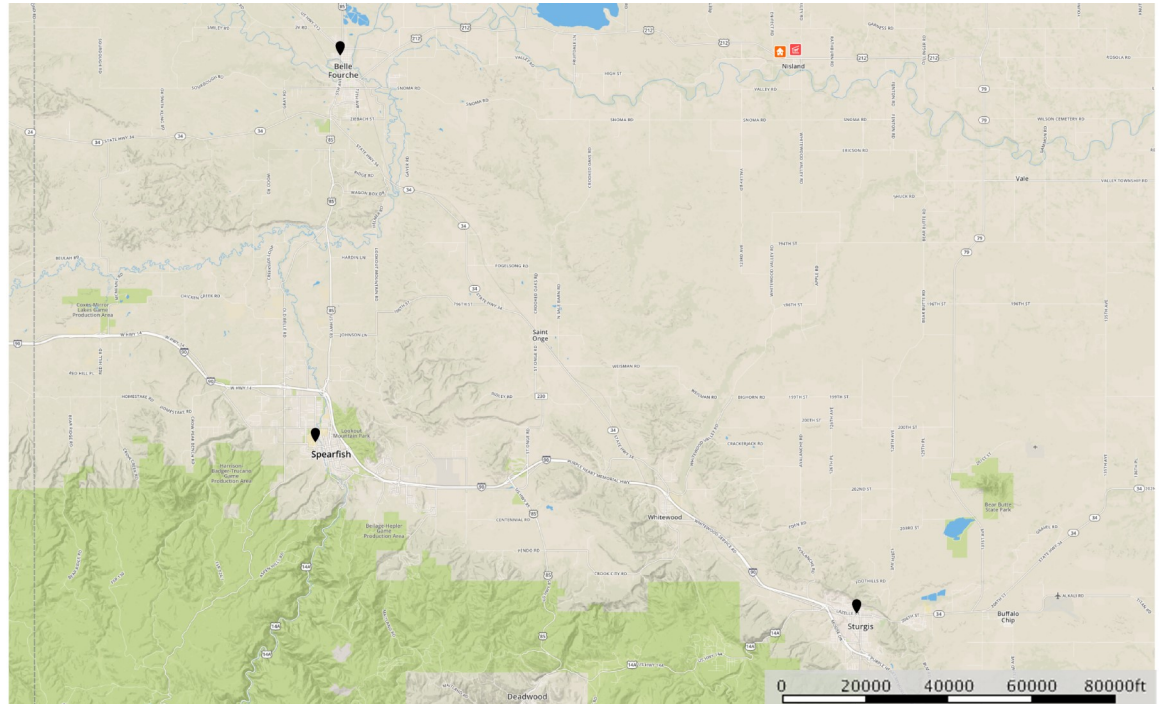
77 Ranch Wintering Facility

Nisland, Butte County, SD
30.42 +/- acres | \$419,000



Executive Summary:

The 77 Ranch Wintering Facilities is a unique property that offers some irrigated ground, great access, proximity to competitive livestock markets, beautiful house, and 1,000s of square feet of shelter. It is currently used primarily as a backgrounding yard but would make a great heifer development place, winter place, or even a stud facility. Call, text or email to line up a time to check out this great place.



Location:

The 77 Ranch is located 4.5 miles Northwest of Nisland, South Dakota. Nisland is a small community with a population of about 240 people. Most of Butte County lies in an area known for its available irrigation. A very sophisticated and complex canal system is maintained by the Belle Fourche Irrigation District, which utilizes the Belle Fourche River for the irrigation of over 55,000 acres. Corn, wheat, sorghum, sudan grass, triticale, orchard grass, timothy, oats, barley, and many types of hay feed stuffs are main production crops in the immediate area. The 77 Ranch is situated to work in harmony with this productive area, having easy access to a variety of feed, and low cost trucking.

Another benefit to the location of the 77 Ranch is the livestock marketing opportunities. Belle Fourche Livestock is just a short 16 miles to the West, and St. Onge Livestock is about 30 miles away. Each of these livestock barns sells tens of thousands of cattle through each year, and being only a stone's throw away makes them a big asset when considering shipping costs for your beef. Also in the livestock market is the Newell Sheep Yards, which is about 10 miles to the East. This sheep sale yard is one of the last in the country to be marketing sheep at such a high capacity.

Most amenities can be found at Spearfish, SD (30 miles away), with major food centers, fast food chains, Black Hills State University, and many recreational activities, which can be utilized in conjunction with the surrounding Black Hills area.



Location, cont.:

Belle Fourche, SD, population 5,600, is approximately 16 miles to the West and Sturgis, SD, population 6,800, is 29 miles to the South East. Both have feed stores, implement/auto dealers, dining, air strips, and regular commerce.

Rapid City, SD is located 60 miles to the South of Nisland, with a regional airport as well as many major shopping centers, implement dealerships, and much more.



Feed Yard:

The 77 Ranch Wintering Facility has been operated as a feedlot for the last several years with estimated capacity of 700 head. The yards consist primarily of three large outdoor lots with interior feed bunks in each lot and two smaller lots which are serviced by fence-line feed bunks; all with energy free Cobett Waterers. The three larger lots are roomy lots which allow for larger cattle to have some elbow room. Continuous fence makes most of the perimeter fence as well as the dividing fences. There are two livestock sheds with partial concrete floors and fence-line feed bunks. These sheds afford the ability to have separate pens within a covered space giving relief to livestock in the heat of summer as well as shelter during the cold winter months.

There is a cattle working facility and load out chute and many panels that can be negotiated for in the sale of the property. Any improvements and corrals that are attached to the property, (i.e. bolted down, welded, or otherwise permanently attached) are offered as part of the property.



Production:

There are approximately 10 acres of this property that are watered by a neighboring pivot, taking all the work out of irrigation! Water is provided through the Belle Fourche River Irrigation District, with annual costs of approximately \$250.00.

Improvements:

The 77 Ranch Wintering Facility is a well converted dairy operation. There are many sheds, all consisting of pole frame construction with thousands of feet of concrete floor and alleyways.

Improvements include:

- **Big Barn:** 200 X 70, 14,000 square feet, partial concrete floor, concrete feeding alley with fence-line feeder on both sides, and automatic waterers.
- **Long Barn:** 96 X 28 with 84 X 42 addition, 6,216 total square feet, partial concrete floor, waterer, fence-line feed bunk
- **East Barn:** 30 X 100, 3,000 square feet, concrete floor, overhead door, connects House and Big Barn.
- **Tractor Shop:** 52 X 28, 1,456 square feet, concrete Floor, 220v Power, overhead door
- **Commodity Shed:** 64 X 28, 1,792 square feet, 5 bays, concrete floor with large concrete pad in front
- **Northwest Shed:** 60 X 40, 2,400 square feet





Home:

The Home has undergone a recent, complete renovation and boasts 2,400 square feet. It has 2 bedrooms with 1 bathroom, kitchen, great room, laundry, and a deck. A beautiful acid stain covers the concrete floor throughout the entire house. The beautiful kitchen has nice cupboard storage and countertops as well as newer appliances including: dish washer, refrigerator/freezer, gas range, and hood. From the deck, you enter the L-shaped great room with a fantastic, high efficiency wood stove radiating heat through a significant portion of the house.

Legal Description:

NW4NW4NW4 Section 25 and TRACT 1B-2 Located in NE4 Section 26 Totaling 30.42+/- acres all in Township 9 North Range 4 East BHM in Butte County, South Dakota.

Price:

The 77 Ranch Wintering Facility is priced in its' entirety at \$419,000.00.


Broker Comments:

The 77 Ranch Wintering Facilities is a unique property that offers some irrigated ground, great access, proximity to competitive livestock markets, beautiful house, and 1,000s of square feet of shelter. It is currently used primarily as a backgrounding yard but would make a great heifer development place, winter place, or even a stud facility. Call, text or email to line up a time to check out this great place.



Aerial Map



 Boundary

Hewitt Land Company

P: 6057912300

marketing@HewittLandCompany.com

13161Arapahoe Drive, Piedmont SD,



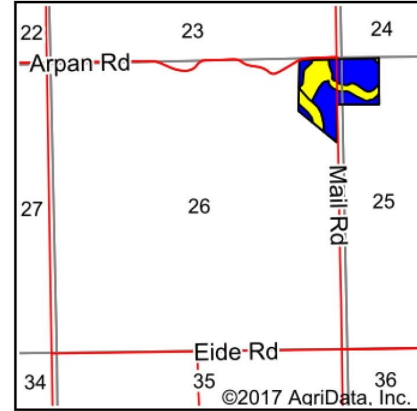
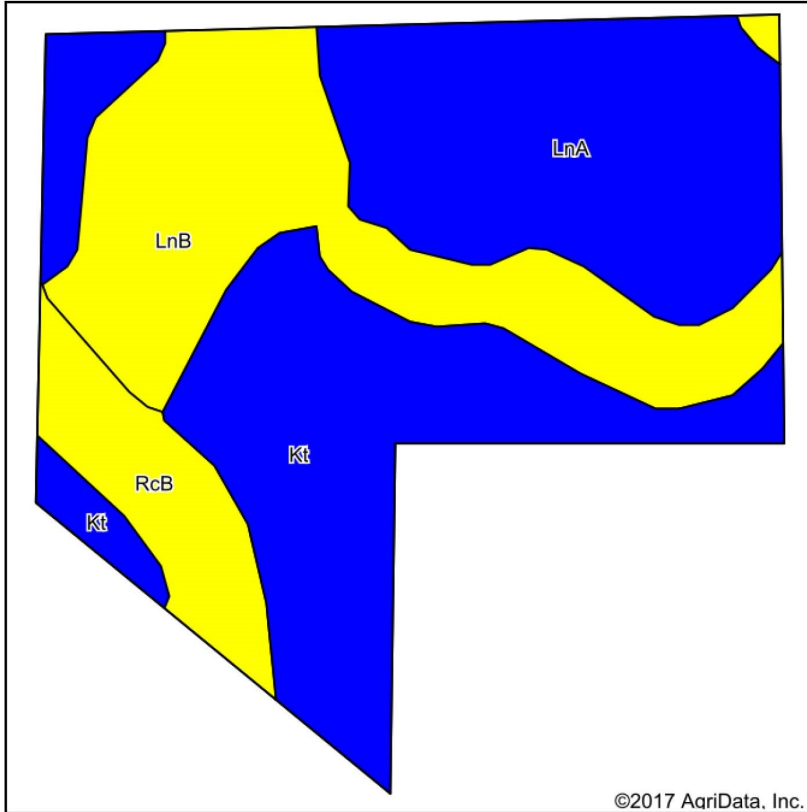
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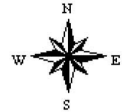
Aerial Map



Soils Map



State: **South Dakota**
 County: **Butte**
 Location: **26-9N-4E**
 Township: **West Butte**
 Acres: **33.9**
 Date: **11/11/2017**



Soils data provided by USDA and NRCS.

Area Symbol: SD019, Soil Area Version: 20

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Irr Class *c | Productivity Index | State Productivity Index | Alfalfa hay Irrigated | NCCPI Overall |
|-------------------------|--|-------|------------------|-----------|------------------|--------------|--------------------|--------------------------|-----------------------|---------------|
| LnA | Lohmiller silty clay loam, 0 to 2 percent slopes | 11.02 | 32.5% | | IIIc | IIIe | 68 | 37 | 4 | 23 |
| Kt | Kyle clay, terrace | 10.21 | 30.1% | | IVs | IVs | 65 | 36 | | 16 |
| LnB | Lohmiller silty clay loam, 2 to 6 percent slopes | 9.57 | 28.2% | | IIIe | | 60 | 33 | | 23 |
| RcB | Razor silty clay loam, 2 to 6 percent slopes | 3.10 | 9.1% | | IVe | | 57 | 31 | | 17 |
| Weighted Average | | | | | | | 63.8 | 35 | 1.3 | 20.3 |

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Contact

For more information and to schedule a showing, contact:

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