



194th St Grass and Hay Land

St Onge, Lawrence Co, South Dakota



LOCATION: The 194th Street property finds itself in a premier location in the northern Black Hills region, Lawrence County, South Dakota. The property is situated $\frac{3}{4}$ of a mile west of SD Hwy 34 between the towns of St Onge and Belle Fourche SD. St. Onge, SD, with a population of 158, affords a bar/café, Church, and very active Livestock auction barn. Just a few miles to the northwest is the city of Belle Fourche, predominantly a ranching community with a small-town atmosphere and is home to over 5,700 people. Spearfish, SD, the “Queen City” of the northern Black Hills is a short twenty-minute drive southwest of the property.

LOCALE: Since the gold rush days of the late 1870's, following Custer's Expedition, the Northern Black Hills of South Dakota have been a destination of folks in a variety of pursuits. Aspiring to business, ranching, logging, exploration, recreation or retirement, they have migrated to the area and found open spaces, a moderate climate, friendly faces and fulfilled expectations. This property is situated 15 miles northeast of Spearfish, SD (population 11,000). Spearfish is located along the beautiful Spearfish Creek and home to Black Hills State University, and many eclectic shops and stores. Historic Deadwood, situated 14 mi to the south and the Legendary town of Sturgis, SD, 20 mi to the southeast, provide the area with ample variety in character and history.

Air service is available at the Spearfish Municipal Airport, an instrument rated airfield with a 6,400' paved runway. Regional flight service is available within an hours' drive at Rapid City, SD. Rapid City is the second largest city in South Dakota and offers all types of shopping, fine and casual dining, medical facilities and industry.



SIZE: The property consists of 100 ac. and is located in Lawrence Co. SD. This tract lies south of 194th St. and is comprised 45+/- acres irrigated hayland and the balance native grassland.

ACCESS: Access to the property is provided via 194th Street just $\frac{3}{4}$ mile off SD Hwy 34 between St Onge and Belle Fourche, SD.

TOPOGRAPHY: The property consists of gently rolling to steep terrain with a combination of hay-land acres and native grass.





SOILS: The soils on the tillable land are comprised of Recluse Loam Class II and III with productivity indexes of 86 and 82 respectively.

RECREATION: The Northern Black Hills area affords, locals and tourists alike, almost endless opportunities for recreation and serves as a destination for those seeking such activities as horseback riding, rodeoing, lake and fly fishing, biking, hiking, hunting, snowmobiling, skiing, snowshoeing, gaming, sightseeing, golfing, motorcycling and more.

CLIMATE: According to U.S. Climate Data, annual rainfall in the area averages 17.8 inches. The average high temperature is 62.3 degrees Fahrenheit, and average low temp of 34 degrees. With an annual growing season of about 135 days, as well as irrigation availability, this property affords the opportunity to grow a wide variety of row crops or hay stuffs.



OPERATION: Currently the property is being utilized by tenants in hay production and grazing.

POWER: Electric power is located at the property and serves numerous homes in the area.

TAXES: The property taxes for the property for the year 2015 were \$545.

WATER: There is a free flowing well located on the property which is reported to produce between 300 and 350 gpm at an operating pressure of 48 psi. The well is under a shared use agreement and is available for further development. There is also a dam located on the property with a three-phase power site which has been used to irrigate the hay-land located on the property.



PRICE: The property is priced in its entirety at \$375,000.

COMMENTS: This is a very functional property located near SD Hwy 34 and has potential as a ranch HQ or separate production unit. There are no covenants and the property could easily be divided with access to multiple sites. It is currently classified Ag status. There are also many building sites that could tuck your home in out of site with privacy at the forefront. Or you could choose to build on the ridge with views of the Black hills to the South and the West. Bear Butte is to the Southeast, and the picturesque Red Water Valley is immediately to the West.

**Exhibit A
Legal Description
Roger Sieck 2017**

<u>Township 7 North, Range 3 East, BHM Lawrence County SD</u>	<u>Acres +/-</u>	<u>Taxes</u>
Sec. 7; E2NE4NE4, N2 St. Onge Sub.	20.00	\$128.96
Sec. 8; W2NW4, N2 St. Onge Sub.	80.00	\$443.96
<u>Total Deeded Acres (South of 194th Street)</u>	<u>100.00</u>	<u>\$572.92</u>

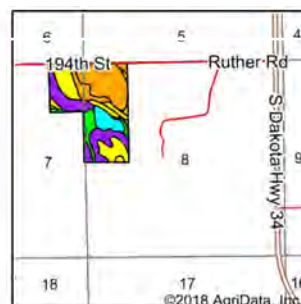
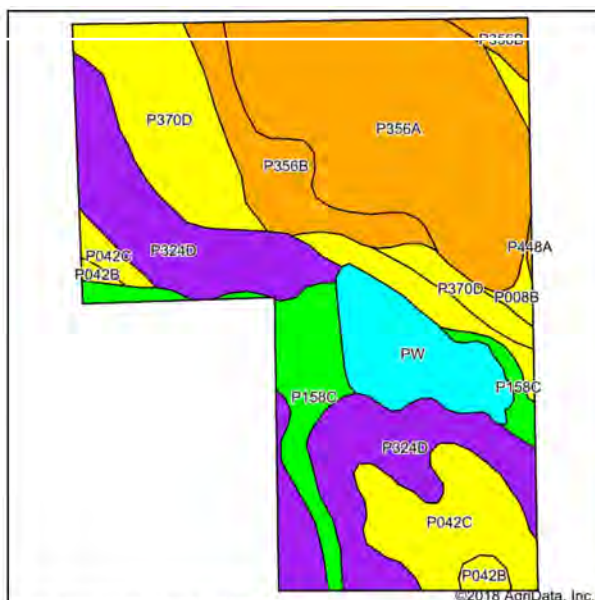


Aerial Map





Soils Map



State: **South Dakota**
 County: **Lawrence**
 Location: **8-7N-3E**
 Township: **St. Onge**
 Acres: **100**
 Date: **3/29/2018**



Soils data provided by USDA and NRCS.

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Area Symbol: SD081, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	State Productivity Index	Alfalfa hay Irrigated	Corn Irrigated	Grain sorghum Irrigated	Sorghum silage Irrigated	Sugar beets Irrigated	Winter wheat Irrigated	NCCPI Overall	NCCPI Corn and Soybeans	NC Sr Grn
P356A	Recluse loam, moist, 0 to 2 percent slopes	26.33	26.3%		IIc	86	52	6	145	125	26	22	55	52	30	
P324D	Pierre-Fairburn-Ucross complex, moist, 6 to 25 percent slopes	22.91	22.9%		VIe	23	14							24	17	
P042C	Boneek silt loam, 6 to 9 percent slopes	12.46	12.5%		IVe	53	32							34	21	
P370D	Recluse-Ziggy loams, moist, 6 to 15 percent slopes	12.23	12.2%		VIe	56	34	5	130	110	24	20	50	44	27	
P356B	Recluse loam, moist, 2 to 6 percent slopes	8.01	8.0%		IIIe	82	49	5	130	110	24	20	50	48	29	
P159C	Herdcamp, somewhat poorly drained-Herdcamp-Tillfort complex, 1 to 10 percent slopes, flooded	7.84	7.8%		IVw	48	29							50	30	
PW	Water	7.76	7.8%		VIIIw	0	0									0
P008B	Alice fine sandy loam, moist, 0 to 6 percent slopes	1.23	1.2%		IVe	57	34							40	27	
P042B	Boneek silt loam, 2 to 6 percent slopes	1.02	1.0%		IIc	55	33							35	22	
P448A	Savo silty clay loam, moist, 0 to 2 percent slopes	0.11	0.1%		IIIs	86	52							41	26	
Weighted Average						53.1	32.1	2.6	64.5	55.2	11.7	9.8	24.6	37.6	23	

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS

For more information and to schedule a showing Contact: JD Hewitt, Broker 605.791.2300 or (cell) 605.347.1100 or Tyson Hewitt, Broker 605.206.0034 Hewitt Land Company, Inc.