



## Tres Crosses Ranch

Spearfish, South Dakota

1,592 Acres | \$3,150,000

Offered as:

1,592 Acres | \$3,150,000

or 130 Ac. HQ | \$2,150,000





## **LOCATION:**

The Tres Crosses Ranch, located in western South Dakota, is conveniently situated just off Interstate 90 at exit 17. The property is accessed via paved St. Onge Rd. adjacent to the Elkhorn Ridge Golf Course front nine and is only minutes from the trifecta of Spearfish, Sturgis and Deadwood, South Dakota! Just out of the way yet with pavement to the front gate, location doesn't get better than this!

## **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 humanity engaged in a variety of pursuits. Folks aspiring to business, ranching, logging, exploration, recreation or retirement have migrated to the area and found open spaces, a moderate climate, friendly faces and fulfilled expectations. The TRES CROSSES RANCH is situated 6 miles east 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, 10 mi to the south and the Legendary town of Sturgis, SD, 18 mi east, 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, 3 miles from the ranch. Regional flight service is available within an hours' drive at Rapid City. Approximate distances to areas of interest:

Rapid City, SD	50 mi
Gillette, WY	94 mi
Sheridan, WY	200 mi
Denver, CO	397 mi





## 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, gambling, sightseeing, golfing, motorcycling and more.

The TRES CROSSES RANCH is set in the heart of many of these activities. With a championship golf course only a 'club car' ride away and a riding arena on-site, you can - name your own game.





## HISTORY:

Originally part of the Steinmeyer holdings, the TRES CROSSES was purchased by the Montieth and Hertel families nearly a decade ago, at which time, improvements began to be made. **Since that time the list has become extensive:**



## Main Home:

3,234 sqft. presently finished, Three bdrm. Two bath, Office, Rock Fireplace, One Level, Open floor plan, Covered Deck, Covered Outdoor living area, (additional 1,274 sqft. currently under construction.)





**Horse Barn:**

46x63; – 3 stalls w/ outside runs, flooring, heated, remote cameras, car siding interior, recessed lighting, automatic waterers.



**Chapel – Workshop:**

1,894 sqft (Finished)

**Calving Barn (upper):**

60' x 40' (2,400 sq. ft.) Propane heat, Concrete floor w/pads, Insulated, Tank-less water heater, 6 stalls, Canned lighting, Remote cameras



**Lower Calving Barn:**

17' x 64' (1,088 sq. ft.) Concrete flooring, Recessed lighting, Plumbed with water and electricity, Insulated, Heated, Remote cameras

**Several Open-faced Livestock sheds:**

64' x 16' (1,024 sq. ft.) to 12' x 20'

**6 Large Wood railed paddocks:**

Grass, Water tanks, Sprinkler system

**Round Pen:**

65' diameter, 7' high, Wood rail, Sand



**Riding Arena:**

120' x 240' - 6' high, Return alley, Trailer parking and turnaround area

**Private Well:**

Madison Formation (45 gpm)

**Automatic Gated Entryway**

**OPERATION:**

Comprised of 130 Acres all deeded, the TRES CROSSES RANCH is operated by the Montieth family as a Thoroughbred stud farm, standing Thunderous Mood, and a Registered Red Angus operation. Hay is grown on and off-site and the animals are wintered and calved or foaled on the premises. The Grassland Parcel provides additional pasture for summer grass.

**WATER:**

The ranch has an abundant water source provided by an on-site well into the Madison Formation Aquifer. The pump is set at approximately 300' and pumps 45 gpm. Water is piped through the buildings and paddock. There is a sprinkler system available in the larger paddocks for small scale irrigation. Water in the Grassland Parcel is provided by Butte - Meade Rural Water System along with several stock reservoirs.

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# Aerial Map





## Grassland Parcel Newell SD



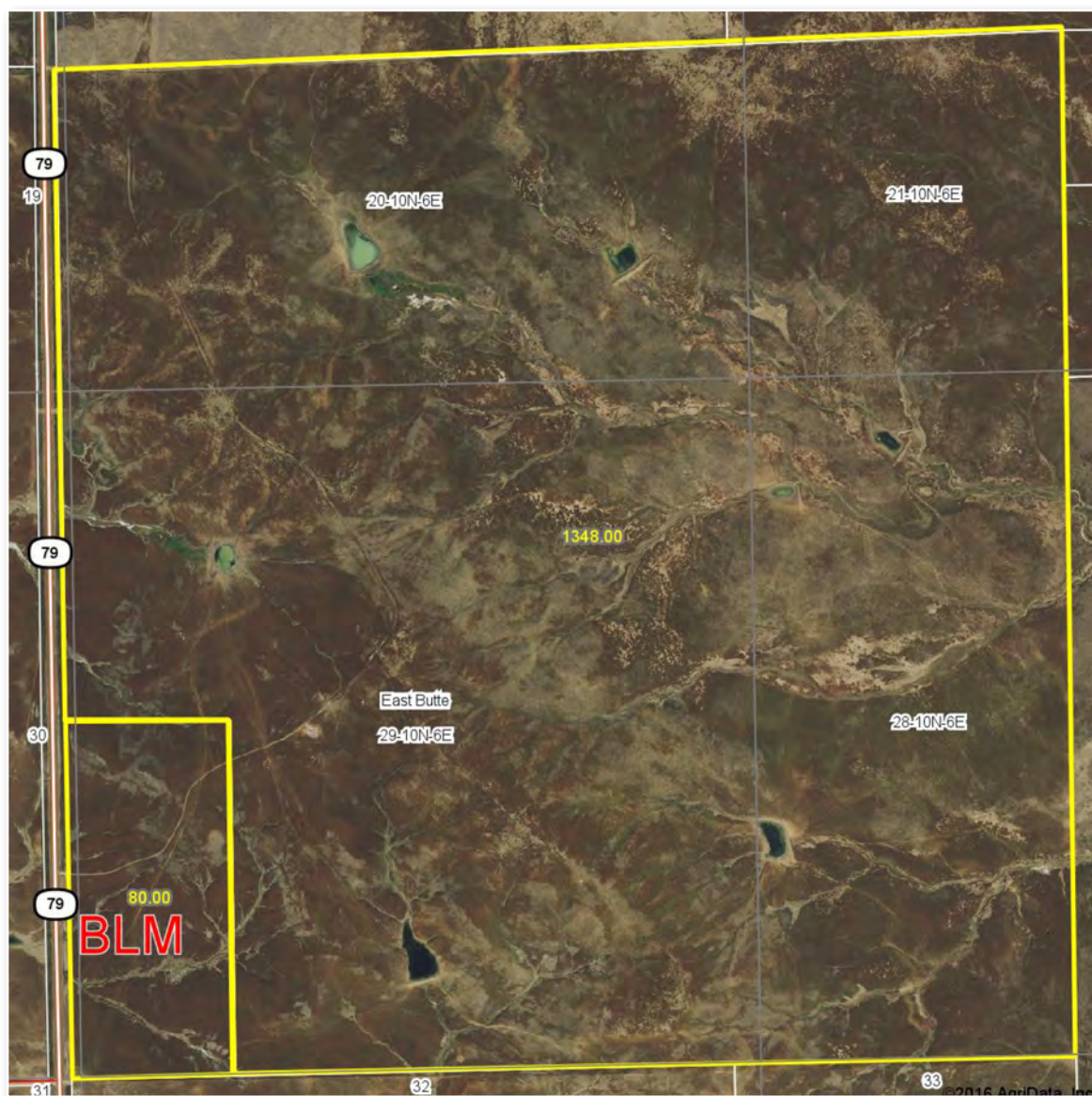
The grassland parcel is located 6 miles north of Newell, SD lying along the East side of Highway 79. Newell is an area with an abundance of livestock operators and farming industry. Newell is in a 135 day growing season, with moderate winters and a 15.77 inch annual rainfall average, allowing a wide arrangement of crop growth possibilities and creating a formidable environment for raising livestock. This parcel is comprised of 1,348 deeded acres along with 80 BLM acres, bringing the total to 1,428 acres. Presently fenced as one unit, this property has exceptional water availability with pipeline supporting 3 water tanks, supplied by the Butte Meade Rural water system, as well as 7 stock dams. This grass has historically been used for cow calf pairs in various phases of the seasons. A number of good draws provide some cover, and with Highway 79 access along the entire west end of the property, this operation can work as a winter grazing unit, or an outstanding summer pasture. Carrying capacity is owner operated at around 110-125 pair during a 6 month season. Fences on the grassland are in exceptional condition, with most of them consisting of a 6 barbed wire fence, and half of the fence line being only a few years old. Contact Hewitt Land Company today for more information or view the brochure at [www.HewittLandCompany.com](http://www.HewittLandCompany.com).

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# Grassland Aerial Map





### **TAXES:**

Headquarters- The property is classified as owner-occupied Ag-A and the real property tax assessment for 2015 was \$1,742.86. Though situated in a developable area, the property has NO COVENANTS and could likely be put to a variety of uses, (a change in use may require the appropriate governmental approval).

Two additional residential lots in the Elkhorn Ridge Subdivision, which border the property, are available for purchase separately to a successful Buyer.

Grassland- 2015 Taxes on the grassland portion were \$1,780.98.

### **PRICE:**

The TRES CROSSES RANCH is offered as: 1,592 Acres (130 Ac. HQ + 1,400 Ac. Grassland) | \$3,150,000 or 130 Ac. HQ | \$2,150,000. The Sellers intend to qualify the sale in an IRC 1031 Tax Differed Exchange and will require the Buyer's cooperation in so doing. No cost or delay will be imposed on the Buyer resulting from the Exchange.

### **BROKER COMMENTS:**

Majestic yet Tranquil, Inviting but Quieting, the TRES CROSSES RANCH offers purpose for the present yet nearly unlimited promise for the future. Nestled into the high pine and oak timbered ridge that makes the backdrop, the elevations range from 3,700' at the front gate to 4,000' at the upper end. The views of Elk Ridge and the Black Hills are unequalled. Tres Crosses Ranch is a private enclave at the epicenter of the most pristine area of the northern Black Hills. Whether utilized as your own private livestock production unit or you sit and whittle a stick, this property is a rare find and combined with 1,400 acres grassland - the Tres Crosses offers value, aesthetics and function.

**For more information and to schedule a showing, contact:**

JD Hewitt, Broker 605.791.2300 or (cell) 605.347.1100 or Tanner Hewitt, Broker 605.490.7952  
Hewitt Land Company, Inc. [www.hewittlandcompany.com](http://www.hewittlandcompany.com)