



FAY

RANCHES[®] *Inc.*

NORTHERN PLAINS RANCH

Butte County, South Dakota

\$13,325,000 | 11,698± Acres

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS



Northern Plains Ranch | Belle Fourche, South Dakota

INTRODUCTION

The Northern Plains Ranch consists of a balance of native grassed pastures and dryland hay, providing quality summer grazing for yearlings or cow-calf pairs, complimented with an abundance of hay production. The ranch is conveniently located 20 minutes north of Belle Fourche, South Dakota, and easily accessible off US Highway 85 via Brooker Road.

The approximately 11,698± deeded acres are divided almost equally between native grass pastures and hay land, including approximately 200± acres under a ten tower T-L Irrigation pivot installed in 2018. Additional pivots could be installed on land which was previously flood irrigated.

The ranch's water is supplied via Belle Fourche Irrigation District, Butte Meade Sanitary Water District, a deep shared well, dams, and mother nature!

The main headquarters is easily accessible and located at the northern end of the ranch, featuring a remodeled four-bedroom, two-bath older ranch home with a three-vehicle detached garage. In addition, the ranch property includes a one-bedroom bunkhouse with a bathroom and kitchenette. Other outbuildings include a shop, grain storage, horse barn, calving barn, working corrals, and stockades.

An easily accessible set of livestock working facilities and loading chutes are adjacent to the county-maintained road. The area is known for good livestock markets, some of which are located a short distance from the property, including the communities of Belle Fourche, St. Onge, and Bowman, North Dakota.

The hay fields and irrigable lands are primarily located towards the center and southern end of the ranch, while pastures are closer to the main headquarters. The ranch's landscape also provides excellent habitat for wildlife, including big game like whitetail deer and antelope.

QUICK FACTS

- Remodeled four-bedroom ranch home: 2,484 square feet
- Comfortable one bedroom bunk house
- Shared well
- Rural water system and dams
- Belle Fourche Irrigation District Water
- County maintained roads with easy access for shipping
- Horse barn with large pens
- Calving barn with warming room
- Corral and pens
- Excellent livestock working facilities





LOCATION

The Northern Plains Ranch is located on the rolling prairie of western South Dakota in close proximity to the geographic area known as the “Center Of The Nation.”



GETTING THERE

Getting there is an easy 20-minute drive north of Belle Fourche on US Highway 85.

AIRPORT SERVICES

Rapid City Regional Airport is located 60 miles east via Interstate 90. Airline services provided by American, United Allegiant, and Delta offer nonstop flights to Denver, Salt Lake City, Dallas, Mesa, Chicago, Minneapolis, and Las Vegas.



ACREAGE

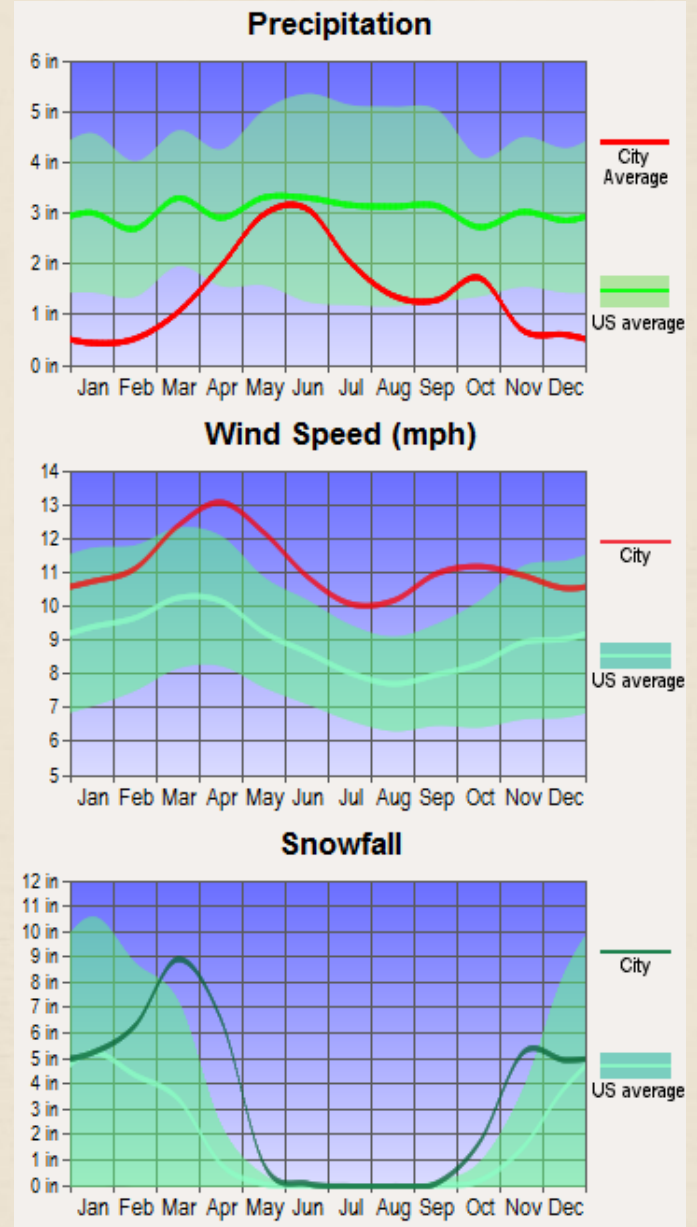
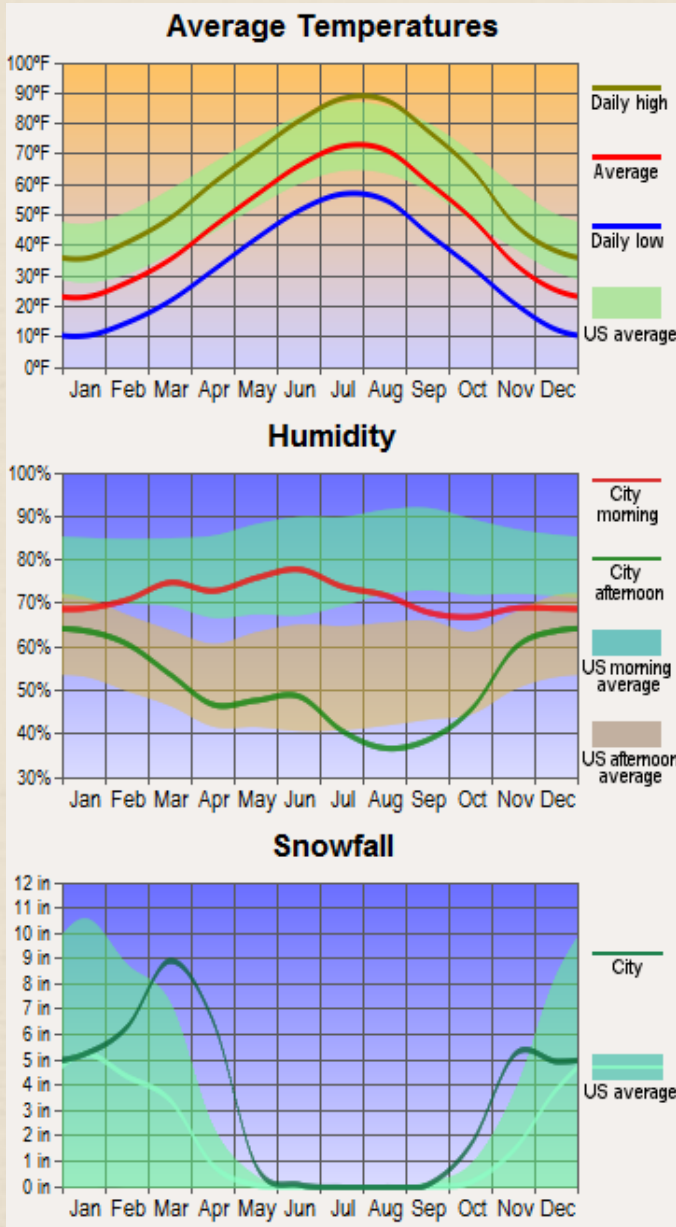
- 11,698± Total Deeded Acres
- Combination of Native Grass covered pastures and hayland
- 5,600± Acres Grazing
- 2,574± Acres Dry Land Alfalfa
- 2,390± Acres Dryland Alfalfa/Grass
- 200± Acres Under Ten Tower T-L Pivot {New 2018}
- 659± Acres of Fallow



CLIMATE

Climate for Belle Fourche, South Dakota

Climate data courtesy of <http://www.city-data.com/city/Belle-Fourche-South-Dakota.html>



IMPROVEMENTS

- 640 square foot one-bedroom bunkhouse
- 32' x 100' utility shed
- 52' x 80' equipment building
- 60' x 120' horse barn with runs
- 60' x 240' calving barn
- Several grain bins





RECREATION

HUNTING & WILDLIFE

- Antelope and Whitetail Deer



FISHING

- Walleye, Perch, and other pan fishing at Orman dam nearby



OTHER RECREATION

- Black Hills of South Dakota, a short distance away

The Black Hills of South Dakota



WATER SOURCES | WATER RIGHTS

- 3,291 Foot Shared Well
- Belle Fourche Irrigation District - Irrigation Canal
- Dams and seasonal creeks
- Butte-Meade Rural Water District



CONSERVATION | STEWARDSHIP

Each of us at Fay Ranches has a love of the land and a desire to see it remain as productive agricultural ground as well as quality fish and wildlife habitat. By promoting thoughtful land stewardship, Fay Ranches has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitats, and implementing sustainable agricultural operations. Fay Ranches is proud to say that since our company began in 1992, our clients' conservation ethic and land-use practices have significantly enhanced the landscape on which we work.

SUMMARY

The Northern Plains Ranch offers the opportunity to diversify your operation into cow-calf pairs or yearlings. In addition to hay production, the ranch also has the potential for growing small grains. Native grass pastures are adequately irrigated via pipeline-supplied water sources and mother nature. Several hayfields have been recently re-planted to Tonnica RR Alfalfa. There is good access to the entire ranch and fields for equipment and trucking purposes.

The ranch is conveniently located a short distance north of Belle Fourche, South Dakota, an excellent trade location for most of your ranch supplies.

The ranch sale is subject to a six-day right of first refusal for any bonafide offers.



PRICE

\$13,325,000

\$1,139 *per Acre*

TAXES

\$41,324 Estimated for 2022

TERMS

Cash, Conventional Financing, 1031 Tax Exchange

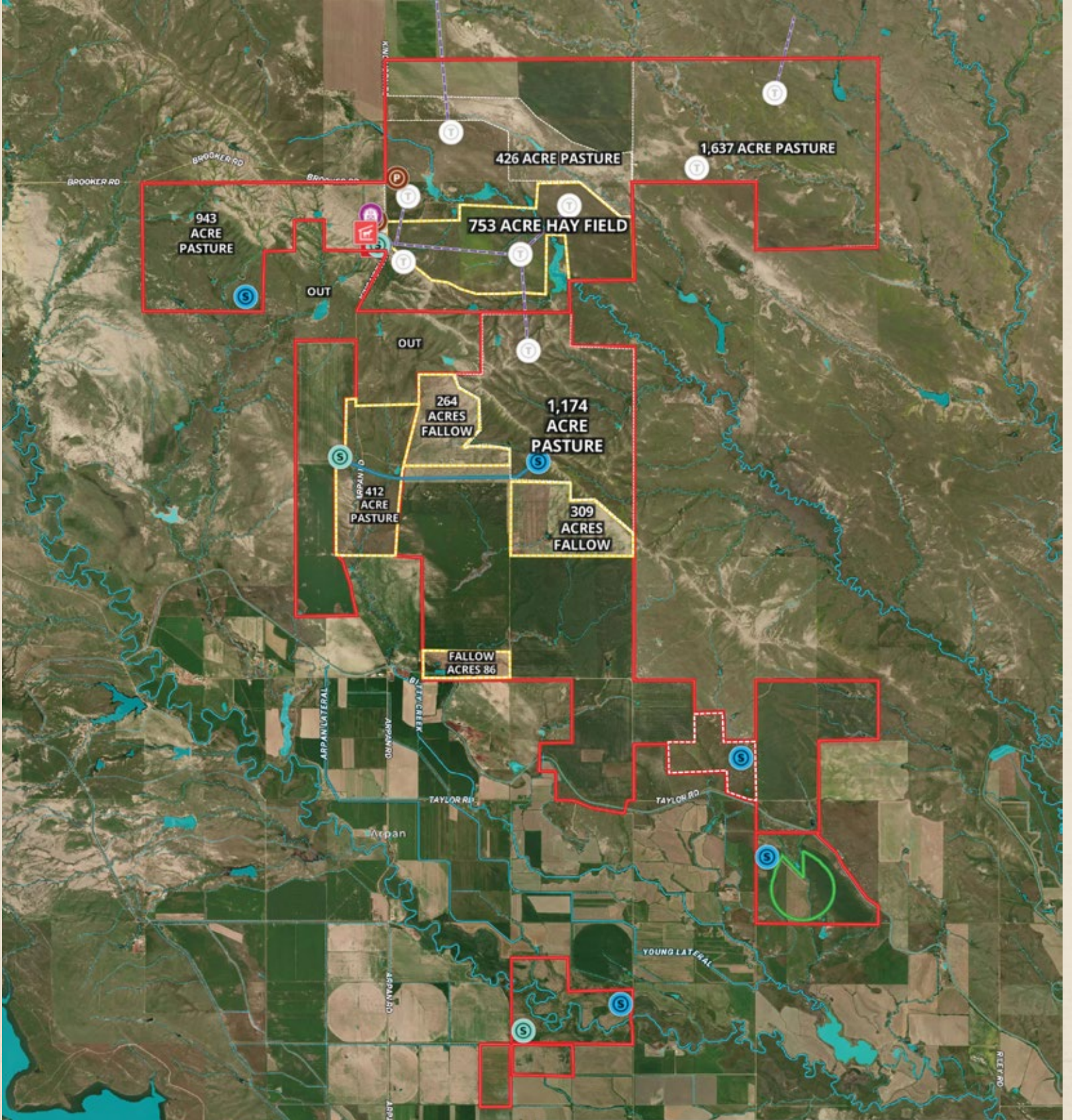
CONTACT

Please contact **Mike Konstant** at **(605) 641-0094** | **mkonstant@fayranches.com** to schedule a showing. This is an exclusive listing. An agent from Fay Ranches must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties, fly fishing properties, and sporting ranches that we have listed, please visit our web page at www.fayranches.com.

NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.





REAL ESTATE RELATIONSHIPS DISCLOSURE

(This document is NOT a contract between you and this firm. This document is being provided to you as a consumer as you have not indicated to this agent you are a client with a written contract to another real estate firm).

As required by South Dakota Law, each firm has a responsible broker who must provide a written disclosure of the specific agency/brokerage relationships their firm may establish **PRIOR** to their agent discussing your confidential buying, selling, or leasing objectives of real estate or business opportunity. The following agency relationships are permissible under South Dakota law.

The office policy of Fay Ranches, Inc (firm) is to provide the relationships marked. This disclosure was provided by Michael J. Konstant (agent) on behalf of Michael J. Konstant (responsible broker).

When all agents of this firm represent only you:

Single Agency is when a firm and all of its agents represent **only** you and advocate for **only** your interests during a transaction. If at any time during the transaction any agent of the same firm represents both you and the other party, limited agency applies.

When only individually named agent(s) of this firm represents you:

Appointed Agency is when a responsible broker names a specific agent(s) of the firm to represent **only** you and advocate for **only** your interests during a transaction. Agents within the firm who have not been specifically appointed do not represent you and cannot advocate for your interests. If at any time during the transaction the responsible broker or a non-appointed agent within the firm represents the other party, limited agency applies to the responsible broker. If at any time during the transaction your appointed agent(s) represents both you and the other party, limited agency applies.

When all agents of this firm represents both purchasers and owners:

Limited Agency is when a firm represents both sides to a transaction and no agent within the firm solely represents you or solely advocates for your interests. Limited agency **may only occur** with prior written permission from both sides to a transaction. Within limited agency, the limited agent is required to represent the interests of you and the other party equally, and the agent cannot disclose your confidential information to the other party unless legally required to by law.

When a broker does not represent either party to a contract:

Transaction Brokerage is when a broker or agent assists one or more parties with a real estate transaction without being an agent or advocate for the interests of any party to the transaction.

Acknowledgment: I have been provided a copy of this disclosure indicating the brokerage and agency relationships offered by this firm. If this is a residential transaction, I also acknowledge the agent has given me a copy of the Consumer Real Estate Information Guide in booklet/printed format, or, if not provided, I authorize the agent to provide the guide electronically, as an attachment or link, to access the electronic version of the guide, at _____ e-mail(s).

Signature(s) _____ Date _____

When you choose not to have an agency relationship with a firm:

I acknowledge the firm/agent named above does not represent me as a client. If I am a customer to a real estate transaction I understand the firm/agent may be acting as an agent for the other party of the transaction.

Signature(s) _____

Date _____

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS

FAY
RANCHES[®]
Inc.

Invest & Enjoy

MIKE KONSTANT
DESIGNATED BROKER
Licensed in: SD, WY, MT
c. 605-641-0094
mkonstant@fayranches.com

FAY RANCHES INC.
(800) 238.8616
info@fayranches.com
www.fayranches.com