



FAY

RANCHES[®] *Inc.*

NORTHERN PLAINS GRASSLAND AND CATTLE RANCH

Butte County, South Dakota
\$23,999,000 | 26,535± Acres

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS



Northern Plains Grassland and Cattle Ranch | Butte County, South Dakota

INTRODUCTION

The Northern Plains Grassland and Cattle Ranch is an expansive balance of exceptional native grasses, an abundance of water, and thousands of hayland acres. This legacy ranch encompasses over 26,000± acres that provide quality summer grazing for yearlings and/or cow-calf pairs. As a working livestock ranch, this is one of the largest grass and hay production ranches for sale in the Central Plains region.

The Northern Plains Grassland and Cattle Ranch is conveniently located 20 minutes north of Belle Fourche, less than an hour from the Black Hills of South Dakota, and easily accessible off US Highway 85. Its namesake originated from the nearby national designated geographic location famed as “The Center of the Nation.”

The ranch consists of 26,535± acres, including a variety of quality native grasses, productive hayland with a more than adequate water supply. There are 25,975± deeded acres comprised of approximately 18,050± acres of contiguous pastures 7,924± acres of dryland alfalfa and grass hay. A new T-L Irrigation center pivot covers 227± acres of alfalfa; in addition, there are 330± acres of flood irrigated alfalfa. The historical stocking rates in this region require a minimum of 20 acres per cow/calf pair.

The main headquarters is strategically positioned in the center of the ranch and features a recently remodeled five-bed, two-bath home with a three-vehicle detached garage. Additionally, the ranch property includes a one-bedroom bunkhouse with a bathroom and kitchenette. Other outbuildings include a shop, grain storage, horse barn, calving barn, and stockade.

The larger hay fields and irrigated land are located on the south end of the ranch, with several cross fenced pastures stretching from the center to the northernmost boundary.

The Northern Plains Grassland and Cattle Ranch has an abundant water supply, including over 80 dams. Throughout the main pastures, pipelines and concrete tanks are supplied by a 3,291-foot well that produces 25 gallons per minute. “Lone Tree Creek” is a seasonal creek that runs through the ranch’s center during spring and summer rainstorms.



ACREAGE

- 26,535± Total Acres | 25,975± Deeded Acres
- 7,924± acres of dryland alfalfa and grass hay
- 227± acres of alfalfa under pivot
- 330± acres of flood irrigated alfalfa
- Pastures consist of approximately 18,054± acres including 360± Acres of State Lease and 200± Acres of BLM Lease
- Cross Fenced
- Deep Well produces 25 GPM
- Pipeline and Concrete tanks
- Several Dams
- Seasonal Creek
- Easy Access



LOCATION

Northern Plains Grassland and Cattle Ranch is located on the rolling prairies of western South Dakota, approximately 23 miles north of Belle Fourche adjacent to HWY 85. Excellent access for shipping livestock and or supplies. A well-maintained county gravel road runs the ranch's full length, providing excellent access to the entire property.

GETTING THERE

A quick 20-minute drive north of Belle Fourche, South Dakota, on US Highway 85 will bring you to the ranch's northern boundary.

AIRPORT INFORMATION

The Rapid City Regional Airport is located 60 miles east via interstate 90. It is serviced by American, United, Allegiant, and Delta airlines and offers non-stop flights to Denver, Salt Lake City, Dallas-Fort Worth, Mesa, Chicago, Minneapolis, and Las Vegas.











IMPROVEMENTS

MAIN HEADQUARTERS

- 5 bedroom, 2 bath recently remodeled ranch house, 3 stall detached garage
- 1 bedroom bunkhouse, bath and kitchenette
- 8 grain storage bins
- 52'x 80' grain storage building
- 32'x100' utility shed w/shop area
- 60'x120' Horse Barn with Tack Room, Automatic waterers, corrals/pens
- 60'x 240' calving barn, holding pens, camera system, warming/break room
- T -L Irrigation Pivot (10 Tower, Propane Engine)
- Loading Chute and Corrals









WATER SOURCES / WATER RIGHTS

Since the late 19th century, Western South Dakota has evolved from the wild, wild west of mining and cowboys to an economy based on hospitality, tourism, and agriculture. Belle Fourche is not only designated as the Center of the Nation community, but it is also recognized as the gateway into the Black Hills from the Pacific Northwest and Upper Midwest state and Canada. The Black Hills of South Dakota are typically identified as either the “The Northern Hills” or “The Southern Hills.” Both areas are respectively filled with a plethora of touristic attractions and year-round entertainment and recreational opportunities.



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. Through promoting the use of thoughtful land stewardship, Fay Ranches has guided owners toward a legacy of conserving wide open spaces, enhancing and creating fisheries and wildlife habitat, and implementing sustainable agricultural operations. Fay Ranches is proud to say that since our company began in 1992, the landscape on which we work has been significantly enhanced by our clients' conservation ethic and land-use practices.

QUICK FACTS

- 26,535± Acres (Mostly Contiguous)
- 18,053± Grazing Acres
- 8,400± Acre Hay Land
- Numerous Dams
- Deep Well
- Pipeline and Concrete Tanks
- Excellent livestock working facilities
- Comfortable ranch home and bunkhouse
- Close to supplies and veterinary services
- Location and Access

SUMMARY

This is an opportunity to purchase a vast production ranch in the heart of cattle country offering an exceptional feed base with an above-average water supply along with quality fences and excellent access. The livestock working facilities are strategically positioned for efficiency. The main headquarters and outbuildings are in excellent working condition. Make your next ranch investment in South Dakota!

PRICE

\$23,999,000

TAXES

Property Taxes for 2019: \$94,001

IRRIGATION WATER FEE

\$13,732 per year

TERMS

Cash, Conventional Financing

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 prop-erties, 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 satisfaction.



FENCE & BOUNDARY DISCLOSURE

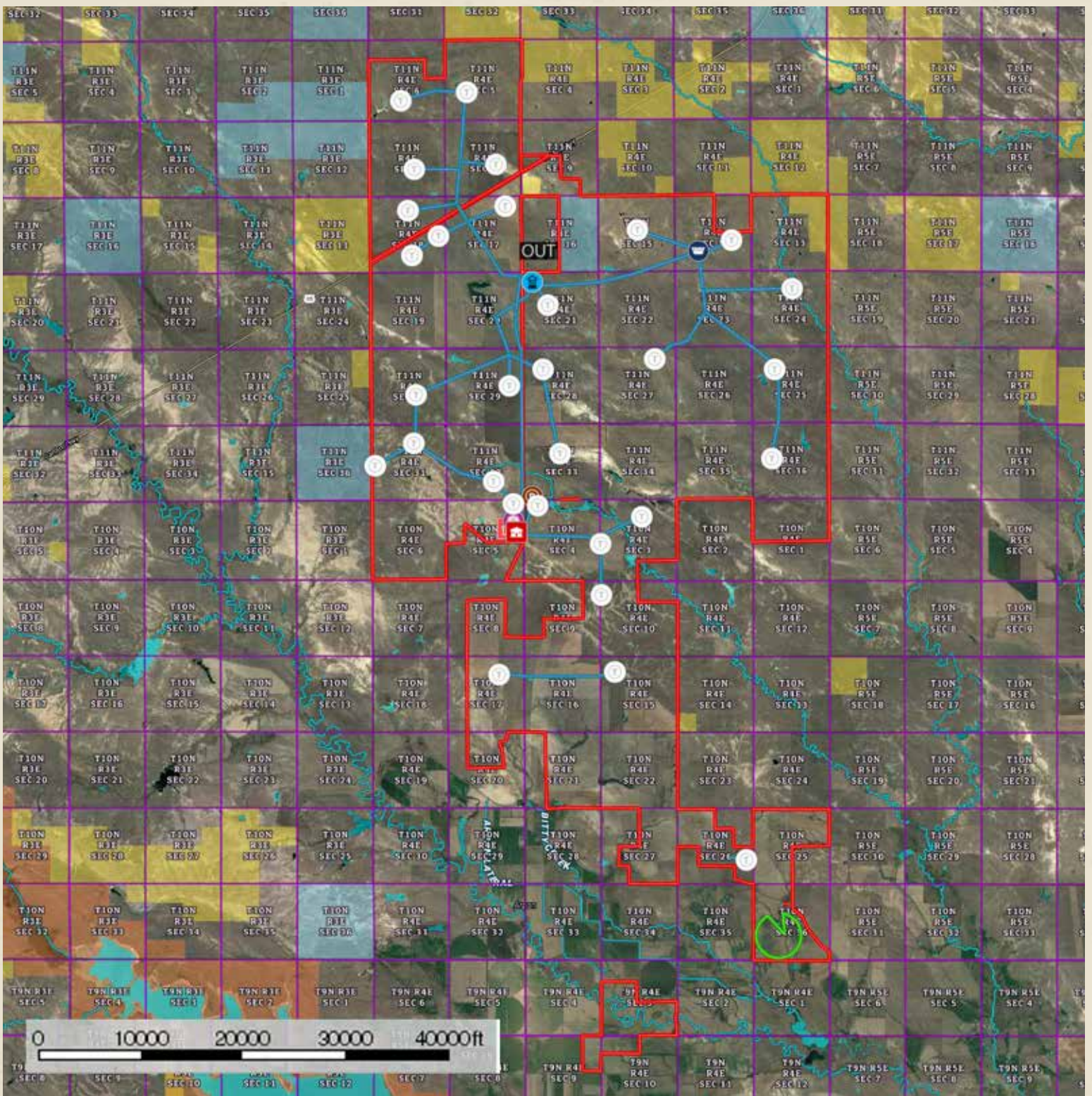
The seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations with regard to the specific acreage within the fenced property lines. The seller is selling the property in an As Is condition, which includes the location of the fences as they exist.

Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.

RELATIONSHIPS IN REAL ESTATE DISCLOSURE

Buyer Notice: The South Dakota “Real Estate Relationship Disclosure” form is attached for all buyers to review and sign prior to showings. Broker hereby notifies prospective buyers that Fay Ranches, Inc., Brokers and Agents represent the Sellers.





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 _____

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Sample Folder

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Invest & Enjoy

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