



Jeckell Ranch

ABSOLUTE

Ranch Real Estate Auction

Buffalo, Harding County, SD

Consisting of 3,880 Deeded (6,385 Total) Acres



Executive Summary:

One of the most attractive and complete ranch properties to be offered in years! Located in the East Short Pines of Harding County, SD, the Jeckell Ranch features quality improvements, productive tillable/hay-land, excellent range condition, exceptional fences, abundant water resources and tremendous wild game populations!

SELLING ABSOLUTE, without minimum or reserve bid!
Have your arrangements secure. Don't miss the opportunity to
acquire this unique ranch property.



Auction Details:

- Auction Date: June 14, 2018
- Auction Time: 1:30 PM MST
- Auction Location: Buffalo Community Recreational Center, Buffalo, SD
- Inspection Dates: May 11, 16, 30 and June 7, 1-4 p.m. each day or by appointment, and Auction Day, June 14, 2018, 9am-12pm.
- SELLING ABSOLUTE, without minimum or reserve bid! Have your arrangements secure. Internet bidding will be available. Broker Participation invited. For photos, video, downloadable brochure and bidding registration, visit www.HewittLandCompany.com
- Owners: Edwin L. and Janet M. Jeckell; Jeckell Land Management LLC

Acreage Details:

3,880 Deeded Acres, Including 700+/- acres tillable

1,785 Acres Custer Gallatin National Forrest Grazing Permit (498 aums,
available to qualifying applicant)

680 Acres Private Lease

40 Acres BLM

6,385 Total Acres

Location:

Ranch Location: 14092 Dunn Rd (Private), Buffalo, SD

Air Service is available at the Spearfish Municipal Airport, located approx. 1 hr. south of the Jeckell Ranch, an instrument rated airfield with a 6,400' paved runway, FBO service is operated by Eagle Aviation. Regional flight service is available within a 2 hours' drive at Rapid City, SD. Approximate distances to areas of interest:

- Rapid City, SD 110 mi
- Gillette, WY 154 mi
- Sheridan, WY 260 mi
- Denver, CO 450 mi





Acreage Details:

On the edge of the renowned East Short Pines country of Harding County South Dakota, lies the JECKELL RANCH, owned and operated by Edwin and Janet Jeckell for decades past. The ranch consists of 3,880



Deeded ac (700+/- tillable) along with 680 ac Private Lease, 1,785 ac USFS Grazing Permit (available to qualifying applicant) and 40 ac BLM. The Ranch will be offered in Three (3) Tracts and One Entire Unit, selling in the manner realizing the greatest return to the Seller.

From their first spring on the ranch, the Jeckells have continually improved upon and enhanced the productivity and natural resources with which they've been entrusted. Whether developing the extensive water systems, building and replacing fence, constructing thousands of square feet of barn space, improving hay-land, building/ maintaining roadways, or caring for their cowherd, THERE HAVE BEEN NO SHORTCUTS TAKEN. In a word, INTEGRITY comes to mind to describe this ranch and the folks who have made it home.

Rich in charm, character and re-plant with grass and wildlife, the Short Pines have become renowned throughout the nation as a hunter's destination. The earlier days would find the Jeckell's "Lodge" welcoming hunters from North Carolina and Tennessee, as well as a host of more local enthusiasts. The possibilities here extend well beyond those which might be found on a more "generic" ranch property, yet without imposing upon the ranch.



Acreage:

The property will be offered in Three (3) Tracts ranging in size from 1,000 – 1,480 Deeded acres and as One Entire Unit and will sell in the manner realizing the greatest return to the Sellers. The acreages have been determined by data obtained from the Harding County Assessor and will be the acreage figures used in determining the actual sales price. The property sells by legal description only. The fences do NOT necessarily follow the property boundaries. In the event the property sells in Tracts, a survey shall be provided to delineate boundaries between Tracts only. The entire property exhibits the utmost in care and quality. The fences and improvements are in superb condition and the water development on this Ranch is extraordinary.

- **TRACT 1: (HQ Tract) Consisting of 1,400 Deeded Acres (700+/- ac exceptional tillable/hay-land);** along with 680 acre private lease (year to year annual cost currently \$8,840.00). Together with all headquarter improvements, including two homes, (3bd, 2 ba & 5bd, 2 ½ ba) 60x48 shop, 6,600 bu. grain storage w/ air, 6 - livestock barns and sheds totaling 29,800 sqft under roof plus 500 ft of fence-line feed-rail w/15 feet concrete apron, fuel/ storage shed and misc. outbuildings. **Tract 1 is watered** by two wells (one new in 2015) with 14 tire tanks distributed throughout the property and several waterers within the HQ along with one range well and several small dams. Two tanks in Tract 1 are watered by wells located in Tract 3.
- In the event the property sells in Tracts, a 2 year well share agreement will be drafted. Portions of the boundary between Tract 1 and the Private Leased land is not currently fenced nor do all fences follow the property boundary.



- **TRACT 2: Consisting of 1,480 Deeded Acres, plus 40 acres BLM;** exceptional grassland in excellent condition. Tract 2 is accessed via Dunn Rd toward the northeast portion of the Tract. Pipeline water is provided to 5 well placed tire tanks by two wells located in Tract 3 along with a windmill, several miles of seasonal creek and Leger Dam. In the event the property sells by Tracts, there will be a two-year well share agreement providing access to water from the existing wells in Tract 3. The fences do NOT necessarily follow the Tract boundaries. Therefore; in the event the ranch sells by Tracts additional fencing will be required and be the responsibility of the Buyer(s). Tract 2 sells subject to the rights of the Tenant to graze up to 30 C/c pairs and 20 yearlings until Sept. 15, 2018. The rental income received after closing shall belong to the Buyer.
- **TRACT 3: Consisting of 1,000 Deeded Acres along with Sellers rights to USFS Grazing Permit #30039 (qualifications apply).** Exceptional grassland in excellent condition accessed directly by Dunn Rd. and watered by two wells with pipeline extending to 7 tanks along with 3 stock dams. Improvements on Tract 3 also included an impressive 50x179' open faced calving shed with pipe/steel pens and sorting alley all fenced into a large calving trap. In the event the property sells by Tracts, there will be a two-year well share agreement providing access to water from the existing wells in Tract 3 to Tracts currently served by the wells. The fences do NOT necessarily follow the Tract boundaries. Therefore, in the event the ranch sells by Tracts additional fencing will be required and be the responsibility of the Buyer(s).



USFS Grazing Permit: The Grazing Permit (available to qualifying applicant) consists of 1,785 acres (rated at 498 aums). The annual grazing fee is currently \$960.00 (total). The Permit is extremely well watered by two electric wells and a pipeline system (new in 2016). There are 6 tanks on the pipeline system along with 1 developed spring. The Seller shall waive its rights to the USFS Grazing Permit #30039 in favor of the Buyer of Tract 3. The qualifications to receive the Permit may be obtained at the USFS office, Camp Crook, SD or by contacting Hewitt Land Company. The Seller cannot guarantee transfer.

ENTIRE UNIT: Consisting of 3,880 Deeded Acres (700+/- high quality tillable), plus 680 Ac private lease, 1,785 Ac USFS Grazing Permit and 40 Ac BLM; for a combined 6,385 Acres. This is an exceptional Ranch with extensive improvements, excellent water and fences, outstanding hunting possibilities.

Terms and Conditions:

The property will be offered in Three (3) Tracts and as One Entire Unit selling in the manner realizing the greatest return to the Sellers. Successful bidder(s) shall make a 15% non-refundable earnest money deposit the day of the auction with the balance due in certified funds at closing, on or before July 25, 2018 (any early closing will be upon mutual consent). **Property sells ABSOLUTE, without reserve bid and without buyer contingency of any kind. Have your financial arrangements secured prior to bidding.**



Title:

Title transfers by Warranty Deed, an owners' policy title commitment showing merchantable title, subject to conditions, restrictions, zoning, and easements of record will be provided and available for review prior to the auction. The 2017 RE taxes will be paid by the Seller, the 2018 RE taxes shall be prorated to the date of closing. The closing agent fee and cost of Owners Policy of title insurance will be divided equally between Buyer(s) and Sellers. Sellers reserve one-half interest in all mineral, oil, gas, fossil and hydrocarbons of any nature. The Jeckell Ranch is held debt free and will ABSOLUTELY sell auction day to the highest bidder. Have your financial arrangements secured prior to bidding. Announcements made sale day take precedence over all printed material.

Taxes:

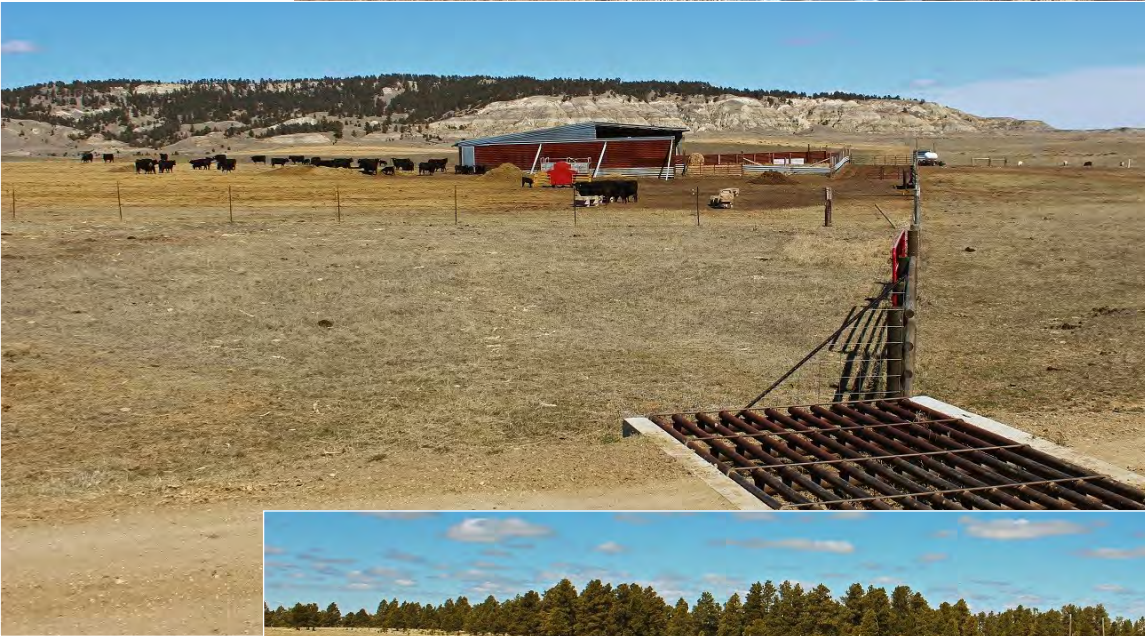
2017 Real Estate Taxes \$8,721.04

Possession:

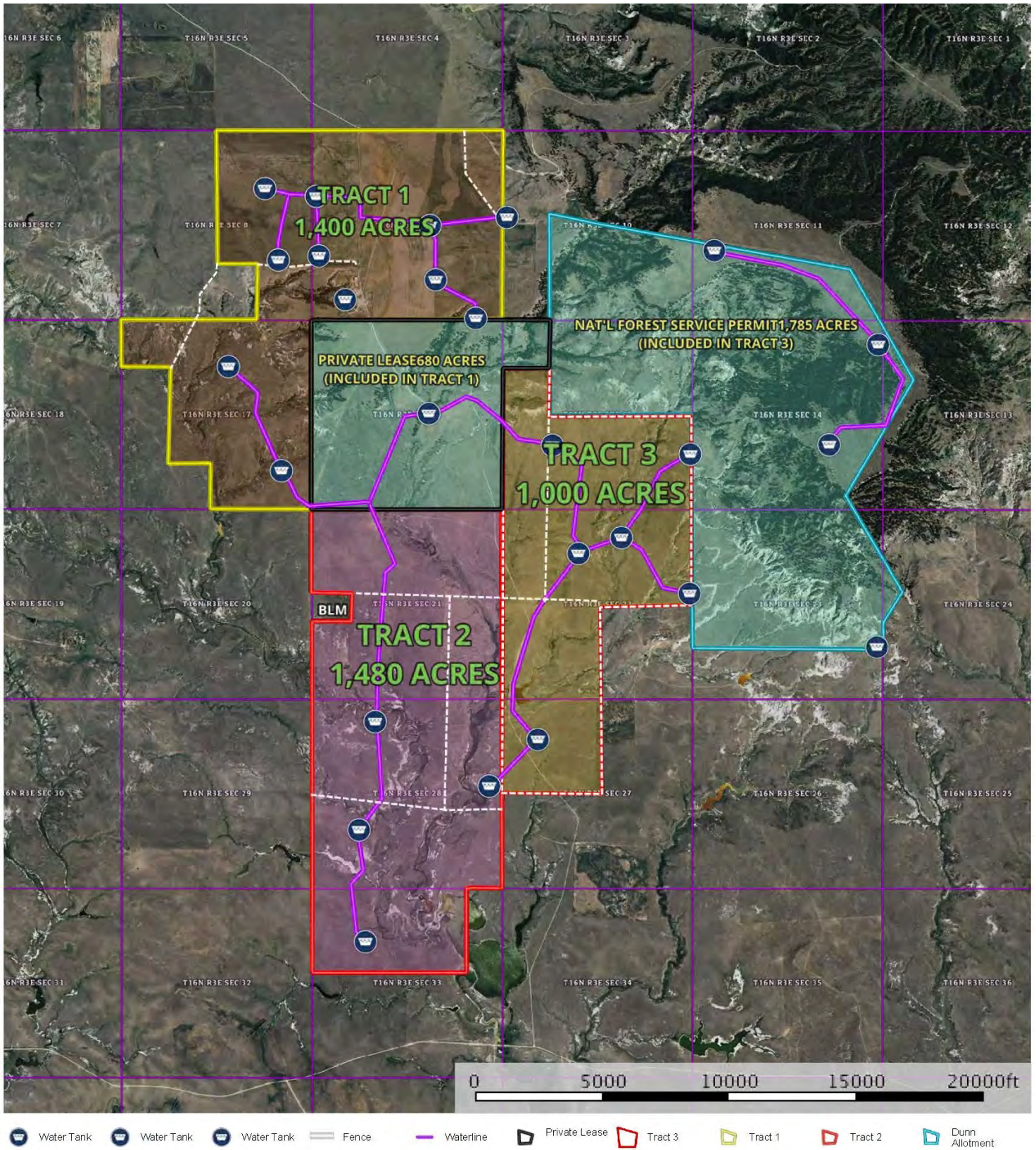
Possession of the grazing and hay-land shall be granted immediately subject to entering into a Purchase Agreement and remitting the Earnest Money Deposit along with the following stipulations:

- a. The rights to the United States Forrest Service grazing permit shall be subject to closing and approval of Buyer's application to the USFS (qualifications apply).
- b. The rights to the 680 acre private lease for the 2018 grazing season shall transfer with TRACT 1 (HQ Tract).
- c. Possession of the "Lake (south) Pasture" in TRACT 2 shall be subject to the rights of the tenant to graze up to 30 Cow/cf pairs and 20 yearlings until Sept. 15, 2018. Post closing income belongs to Buyer.
- d. Possession of the Sellers personal residence shall be granted no later than September 15, 2018.





Tract Map





Broker Comments:

One of the most attractive and complete ranch properties to be offered in years! Located in the East Short Pines of Harding County, SD, the Jeckell Ranch features quality improvements, productive tillable/hay-land, excellent range condition, exceptional fences, abundant water resources and tremendous wild game populations!

Make plans to be with us Thursday June 14, 2018 at 1:30 MT; Buffalo Community Rec Center, Buffalo, South Dakota, as we offer the JECKELL RANCH at ABSOLUTE Public Auction. Internet bidding will be available. Broker Participation invited. For photos, video, downloadable brochure and bidding registration, visit www.HewittLandCompany.com

Contact

For more information and to schedule a showing, contact:

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