



Eller Ranch

Rapid City, SD | Pennington County
119.22 Acres | \$865,000



Executive Summary:

Located in the center of south-central Rapid City is a remarkable gem, the Eller Ranch! This is a completely unmarked canvas, comprised of wide pine-studded ridges and sharp canyons with remarkable rock outcroppings, pine, oak, ash and cottonwood timber. This property is situated within the corporate limits of Rapid City and the possibilities are as varied as the terrain.



Location:

Eller Ranch is situated within the corporate limits of Rapid City, South Dakota. The property lies just east of SD Hwy 16, also known as Mount Rushmore Rd., and on the west end of Minnesota St. in the booming south central area of Rapid City.

Locale:

Today the Black Hills offer an inviting mix of recreational and cultural experiences and the area continues to be a destination of choice for tourists and retirees alike. As populations increase in the region, this property will be more conveniently-located than ever.

Regional flight service is available from Rapid City Regional Airport. Rapid City is the second largest city in South Dakota and offers all types of shopping, fine and casual dining, medical facilities and industry. The city itself offers cultural pursuits, outdoor activities, and countless family and entertainment attractions.

The Black Hills region supports a thriving tourism industry, with a large amount of attractions and cultural events. Within an hour's drive are six national parks and monuments and a local culture rich in history. To the east lie the mysterious Badlands; to the north stands Devils Tower; to the south is Wind or Jewel Cave National Parks, Custer State Park, or Crazy Horse Mountain; and most notably, just head 23 miles to majestic Mount Rushmore.



History:

The Eller Ranch has been in the same family for nearly 100 years! Initially part of the Stumer Ranch, one of the Stumer 'girls' married an Eller and as the ranch ownership was divided, this portion is now in its third generation. As the City of Rapid has grown around this property and in preparation for the generations ahead, the family has decided it is now time to allow for new ownership.

Size:

The property consists of 119.22 acres, all in one contiguous block.

Legal Description:

The property is legally described as; Section 14; N2SE4, Less ROW; N2S2SE4; Township 1 North, Range 7 East, BHPM, Pennington County, South Dakota. City of Rapid Property ID Number: 3714400001

Topography:

The topography on the Eller Ranch is varied and ranges from wide and gently sloping ridges to deep draws and canyons with steep sloping sides. The property elevation ranges from 3770' at the highest point to 3500' at the lowest. The vegetation on the property is diverse and encompassing and includes (cont. on next page)



many native grass and shrub varieties such as Chokecherry, Plum and Buckbrush thickets along with Ponderosa Pine, Oak, Ash and Cottonwood timber. The topography and cover provides exceptional wildlife habitat with deer, turkeys and raptors sighted nearly on a daily basis.

Access:

The property is accessible from the east on West Minnesota St. and is bordered by The Happy Holiday Motel and RV Park on the east, which fronts SD Hwy 16.

Water/Utilities:

Power and water utilities are located on all sides of the property. No utility services are currently being utilized on the property. Prospective purchasers are advised to conduct their own investigation into the feasibility and accessibility of utilities.

Operation/Zoning:

The Eller Ranch is currently zoned Residential/PUD however is currently used as AG property and is Taxed as such.

Taxes:

The most recent annual real estate tax assessment on the Eller Ranch property is \$567.10.



Improvements:

There are no structural improvements on the property. The property is however fenced and has been utilized as grazing land for livestock.

Price:

The Eller Ranch is priced to sell in its entirety at **\$865,000.00 USD**. The seller reserves the right to effect an IRC 1031 Tax Deferred Exchange and will require the Purchasers cooperation in doing so. No cost or delay shall be incurred by the Purchaser in relation to the Sellers Exchange.

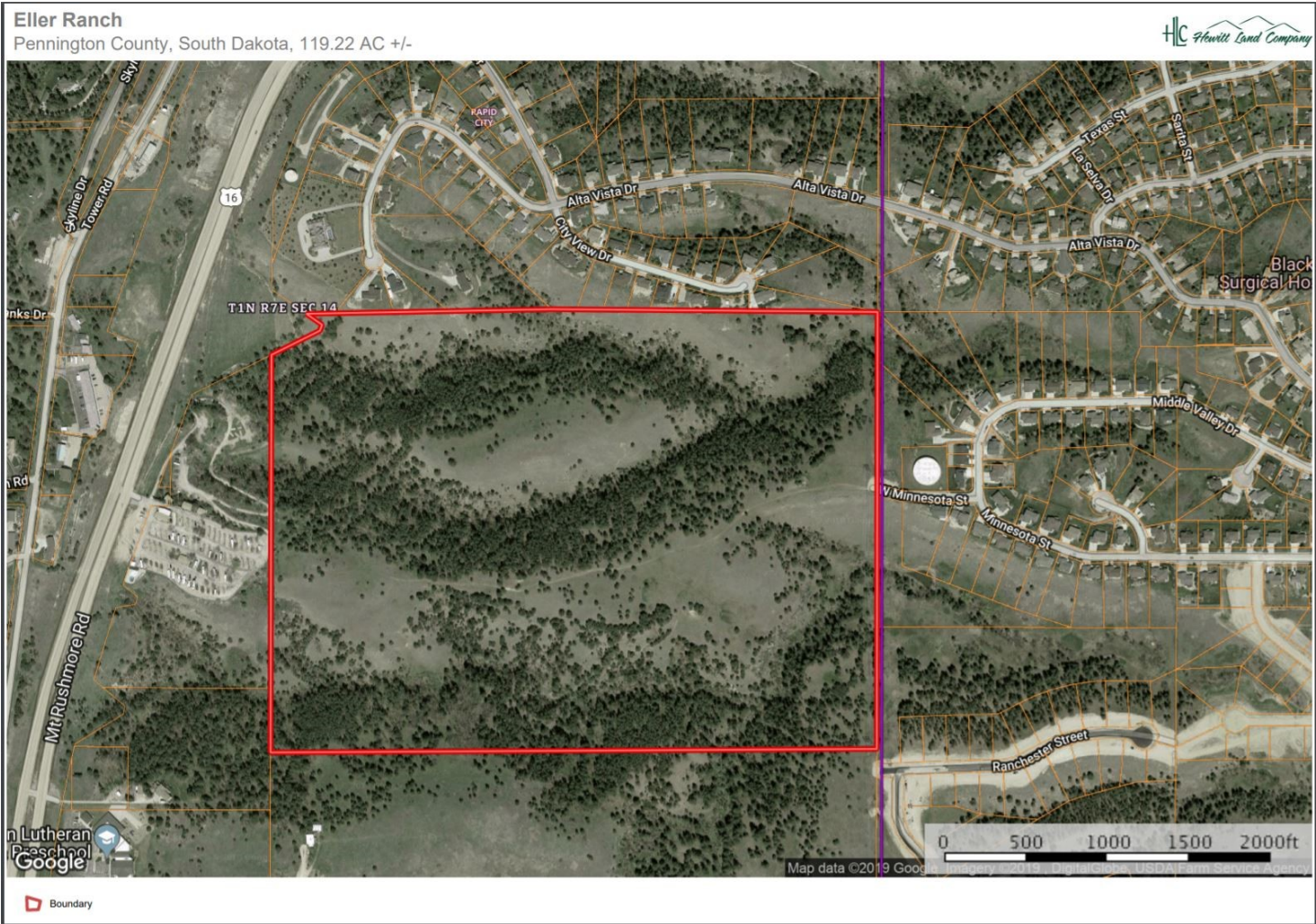
Broker's Comments:

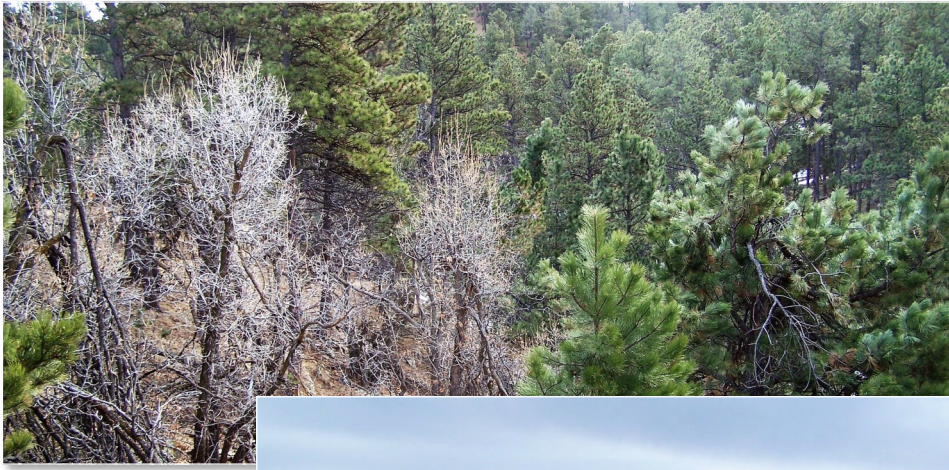
The Eller Ranch is truly a one in a million properties. Where would you look to find nearly 120 acres of unsullied Black Hills property within the corporate limits of Rapid City? Whether used as a personal enclave of native Black Hills or fully developed into the next "Carriage Hills" like community, the timing couldn't be better for this property to become available.

For more information, photos and video on this remarkable property log on to HewittLandCompany.com and let us know how we can be of service.



Aerial Map:





View the Interactive Maps and More Online!

For the full listing, including a photo gallery, interactive map, and more, visit us online at www.HewittLandCompany.com/properties

Contact

For more information and to schedule a showing, contact:

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