



## *K-S Ranch*

Nisland, SD | Butte County  
280 Acres | \$700,000



### *Executive Summary:*

The K-S Ranch lies in the heart of irrigated crop country in the subtle rolling hills between Belle Fourche and Newell South Dakota. Consisting of 69 acres of irrigated hay meadows, and well over 200 acres allocated to pastureland, the K-S Ranch makes for a well-diversified ranch, affording the ability to accommodate many different operations.



## Location:

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The property is located approximately 9 miles from the closest town of Nisland, South Dakota, which is a small town with few amenities such as Café, Bar, and Post Office. The property is close proximity to the following towns;

Belle Fourche – 19 Miles

Newell – 14 Miles

Spearfish – 29 Miles

Sturgis – 34 Miles

Rapid City – 62 Miles

## Locale:

The area surrounding the K-S Ranch is predominantly an agricultural community comprised of a mix of fertile farmland and productive grassland. Belle Fourche is the county seat of Butte County. Rich in history, Butte County was established in 1883, when still part of the Dakota Territory. The area population began to grow after gold was discovered in the Black Hills by Custer's expedition in 1874, and the homesteading gradually increased after the 1890s.





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.

The towns of either Newell or Belle Fourche host all the services needed and expected in a small town, such as, K-12 school, grocery, banking, farm-ranch supply store, gas/convenience stores, restaurants, churches, etc. Regional services such as medical, commercial airline services, financial and legal, retail shopping, entertainment and higher education opportunities are all available in the surrounding communities of Rapid City, Spearfish and Sturgis. Regional air service is available at the Rapid City Regional Airport, just over an hour away.





## Improvements:

The Owner currently resides at the property in a 2018, 32'x 64' modular home. This is a very nice 4 bed 2 bath home with upgraded finishes and a convenient mix of carpet and vinyl flooring. With central air and propane heat, this is a very comfortable and clean home.

There is a 64'x 92' Pole style barn on the property well suited for cattle and horses. The main open area in the middle spans 46 1/2' wide, while each side measures 22' wide with (4) 12'x12' stalls on each side. Complete with tack room, water and power, this livestock barn is a great asset to the property.

There are numerous corrals which have been strategically designed around the barn, along with a full sized 150'x250' roping/riding arena!

## Size:

The K-S Ranch encompasses a total of 280 acres. Of those 280 acres, the ranch pays for irrigation water on 69 irrigated acres. There is currently about 85 acres that are in hay production. The remainder of the property is fenced into three different pastures. There are two livestock dams on the property which are fed by way of the irrigation canal, as well as rural water piped to livestock tanks.





### Access:

The ranch is accessed by well-maintained Butte County gravel roads. Directions: from Belle Fourche, SD take US Hwy 212 approximately 15 miles east (or 1 mile west of Nisland) to Beet Rd, then 7.5 miles north on Beet Rd to the east end of the ranch, then .5 mile west on Taylor Rd to the ranch gate.

### Water:

Irrigation water is furnished to the property by the Belle Fourche Irrigation District canal system and is distributed throughout the irrigated acreage via an internal ditch system. Domestic and livestock water is furnished by the Butte Meade Rural Sanitary Water system and is piped to the house and throughout the HQ as well as several tank sites within the property. As a bonus there are several well placed dams and dugouts on the property some of which benefit from excess irrigation water.

### Taxes:

2018 taxes on the agricultural land were \$2222.40. Home assessment not available.



### Legal Description:

Township 10 North, Range 4 East BHM Butte County, SD  
Section 34; NE4, N2NW4, SE4NW4

### Irrigation Assessment:

\$1,721.13 Annually – 69 Acres Class III irrigation soils.

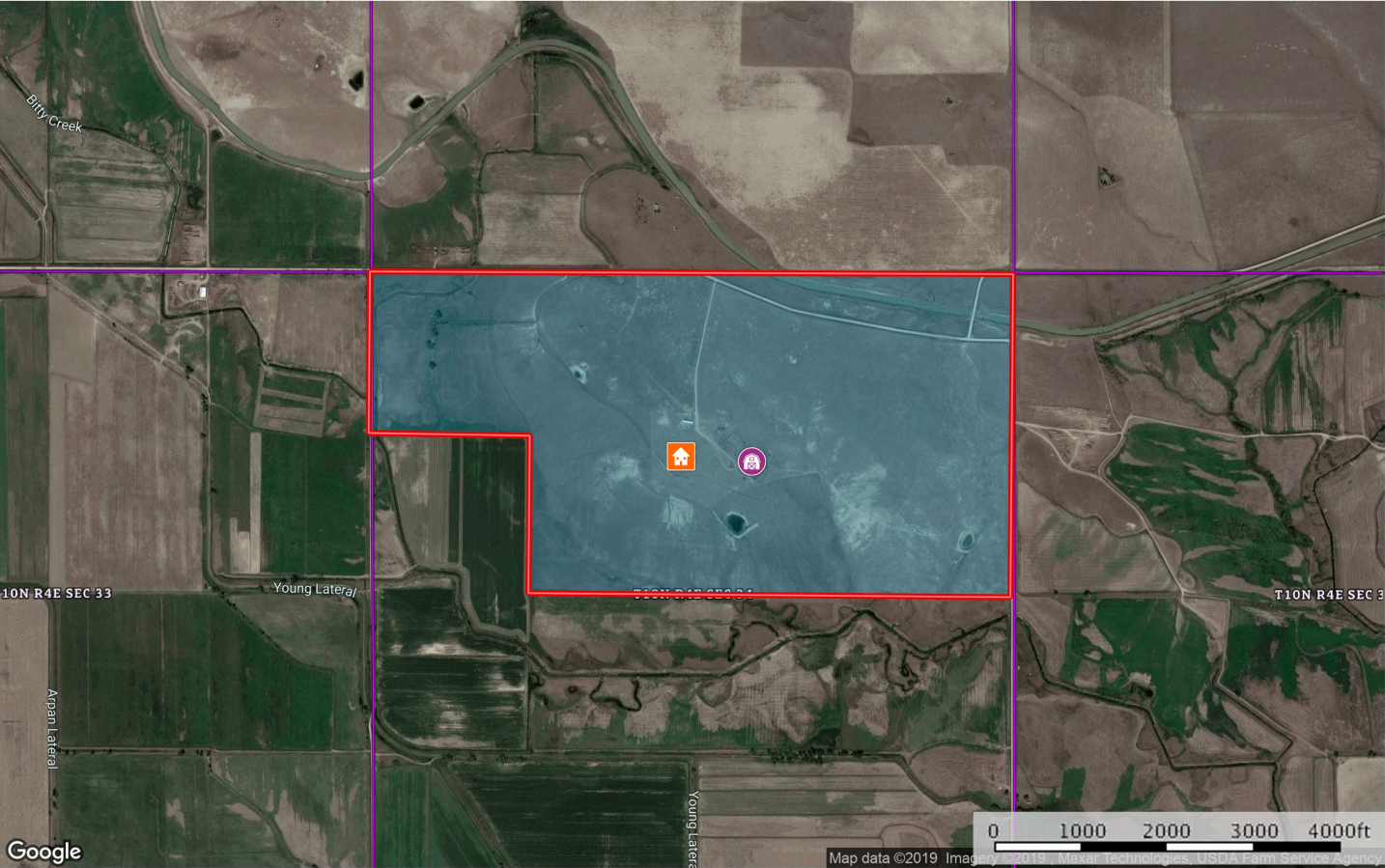
### Price:

The K-S Ranch is priced at \$700,000 cash US Currency.



# Aerial Map:

K-S Ranch  
Butte County, South Dakota, 280 AC +/-

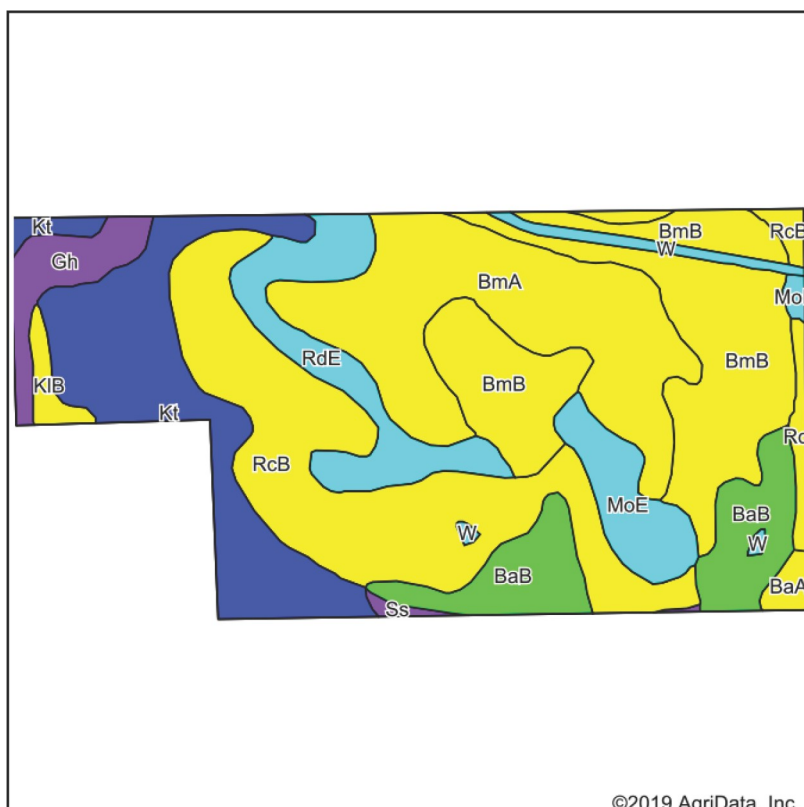


House Barn Boundary

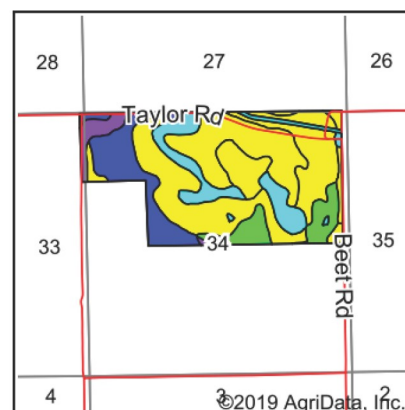
Hewitt Land Company  
P: 6057912300 info@HewittLandCompany.com 13161Arapahoe Drive, Piedmont SD, 57769

**M** The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

# Soils Map:



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Butte**  
 Location: **34-10N-4E**  
 Township: **West Butte**  
 Acres: **282.06**  
 Date: **8/13/2019**



Maps Provided By: **surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: SD019, Soil Area Version: 22															
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay Irrigated	Barley Irrigated	Oats Irrigated	Pasture Irrigated	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
RcB	Razor silty clay loam, 2 to 6 percent slopes	62.10	22.0%		IVe		57					19	9	17	19
BmB	Bidman loam, 2 to 6 percent slopes	52.95	18.8%		IIIe		51	4	70	80	7	40	15	23	40
BmA	Bidman loam, 0 to 2 percent slopes	51.90	18.4%		IIIs		59	4	70	80	7	41	16	23	41
Kt	Kyle clay, terrace	40.44	14.3%		IVs	IVs	65					20	8	16	20
BaB	Baca silty clay loam, 2 to 6 percent slopes	22.94	8.1%		IIIe		43					45	20	29	45
RdE	Redig clay loam, 9 to 25 percent slopes	20.22	7.2%		VIe		14					22	9	10	22
MoE	Midway silty clay loam, 6 to 25 percent slopes	12.34	4.4%		VIe		8					7	4	7	7
Gh	Glenberg and Haverson soils	9.31	3.3%		VIw		34					28	15	22	28
W	Water	3.85	1.4%		VIII		0						0	0	0



# Soils Map:

Maps Provided By:



KIB	Kyle clay, 2 to 6 percent slopes	2.89	1.0%		IVe		51					25	10	19	25
BaA	Baca silty clay loam, 0 to 2 percent slopes	2.10	0.7%		IIIs		50					46	20	29	46
Ss	Stetter clay, channeled	1.02	0.4%		VIw		29					14	7	8	14
Weighted Average							49.3	1.5	26	29.7	2.6	*n 29.2	*n 12.1	*n 19.1	*n 29.2

\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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## *Contact*

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