



CHEYENNE RIVER RANCH

A FALL RIVER COUNTY RECREATIONAL PROPERTY



OFFERS 480 +/- ACRES OF RECREATIONAL AND PASTURE LAND

OFFERED AT \$1,368,000.00

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415 W 4TH AVE., PO BOX 1098, HOLDREGE, NE 68949 | 866-995-8067

PROPERTY OVERVIEW



Cheyenne River Ranch is a Black Hills recreational masterpiece!

It is an all contiguous ranch that consists of 480 +/- deeded acres in Fall River County, South Dakota with the Cheyenne River running through the east side of the property, feeding into the Angostura Reservoir. There are two 40-acre parcels of the Black Hills National Forest on two sides of the property, offering endless views! On the north side of the property sits over 11,000 acres of the Black Hills Wild Horse Sanctuary which is home to over 350 mustangs that you can see from the ridgelines. This property offers many different locations to build that dream home or hunting cabin with breathtaking views in all directions!



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RANCH DETAILS



The Cheyenne River Ranch is home to many different wildlife species including whitetail deer, elk, turkey, grouse, bobcats, mountain lions, and bighorn sheep. The river offers an abundance of different fish, including channel catfish, largemouth bass, smallmouth bass, yellow bullheads, and walleye!

There are no current leases on the property!

Located in Fall River County, near Edgemont, SD is a hidden one-of-a-kind recreational property. There are approximately 480 +/- acres of pasture and recreational land that includes a mixture of deciduous and cedar trees.



ROADS & WATER LINES



The current owners have installed miles of underground water lines that feed three wildlife drinkers and hydrants throughout the property and have drilled a brand new well in July of 2022. Over 1,000 various trees make this a hunter's paradise. Noxious weeds and cheat grass have been well maintained over the last year, with plans to keep the ranch clean and free of thistles, noxious weeds, and cheatgrass.



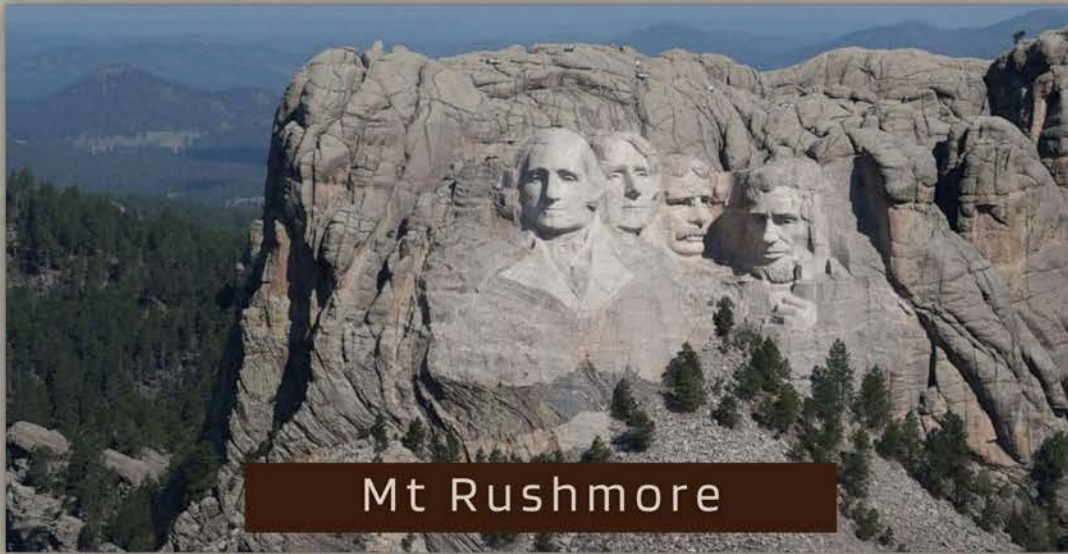
A new gravel road has been built into the main entrance of the property along with a new gravel road leading up into the high country of the ranch. With the topography, you could run cows year-round on this ranch, with great winter protection down low.



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LOCAL ATTRACTIONS

Custer State Park is South Dakota's largest and first state park. It covers over 71,000 acres of varied terrain, including rolling prairie grasslands and rugged mountains.



Mt Rushmore

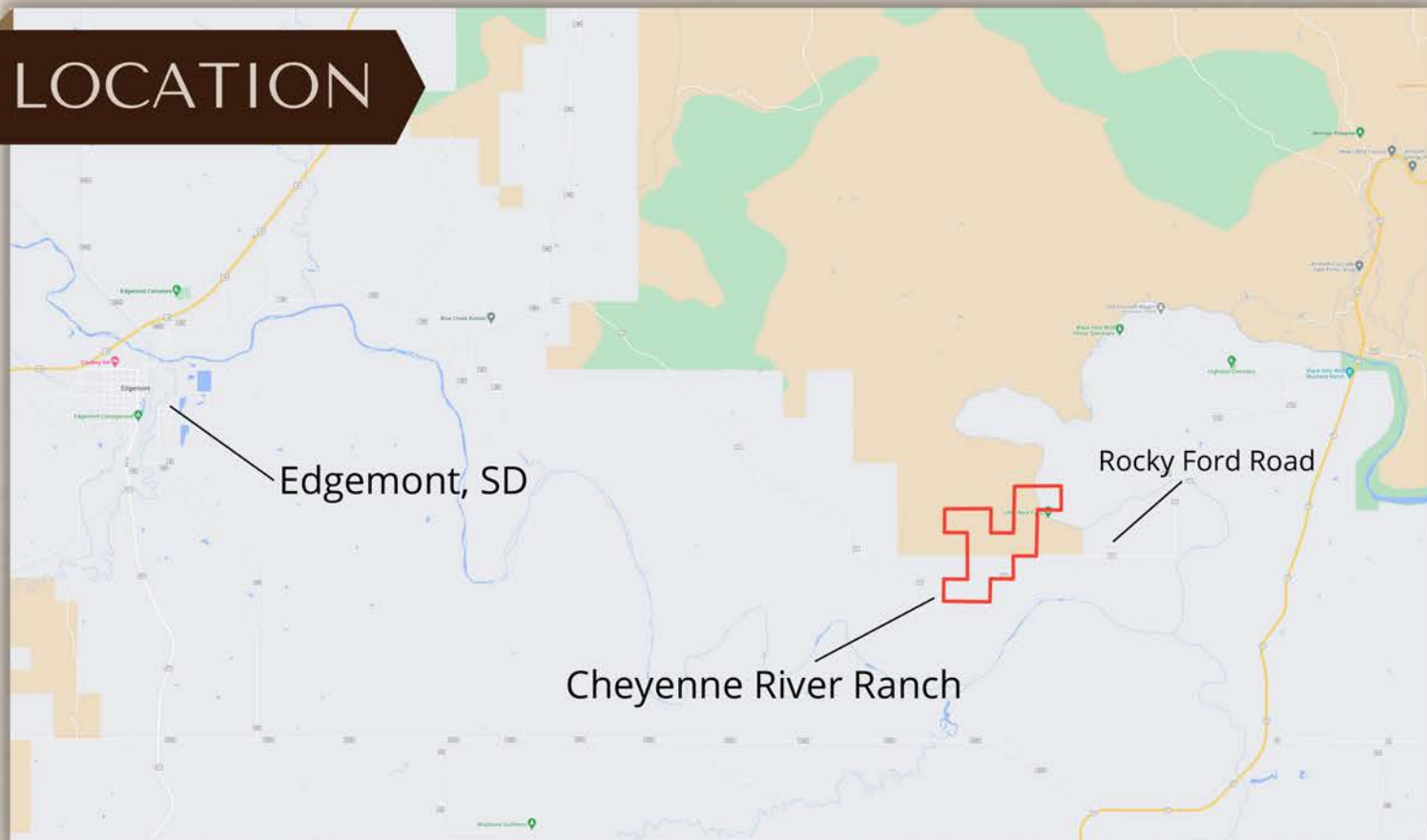
Other nearby attractions include Wind Cave National Park, Mount Rushmore, Jewel Cave National Monument, Crazy Horse Memorial, and the Badlands National Park.

Don't miss this opportunity to own a property with majestic views, western sky sunsets, and the Cheyenne River running through it!



The Badlands

LOCATION



Cheyenne River Ranch is located:

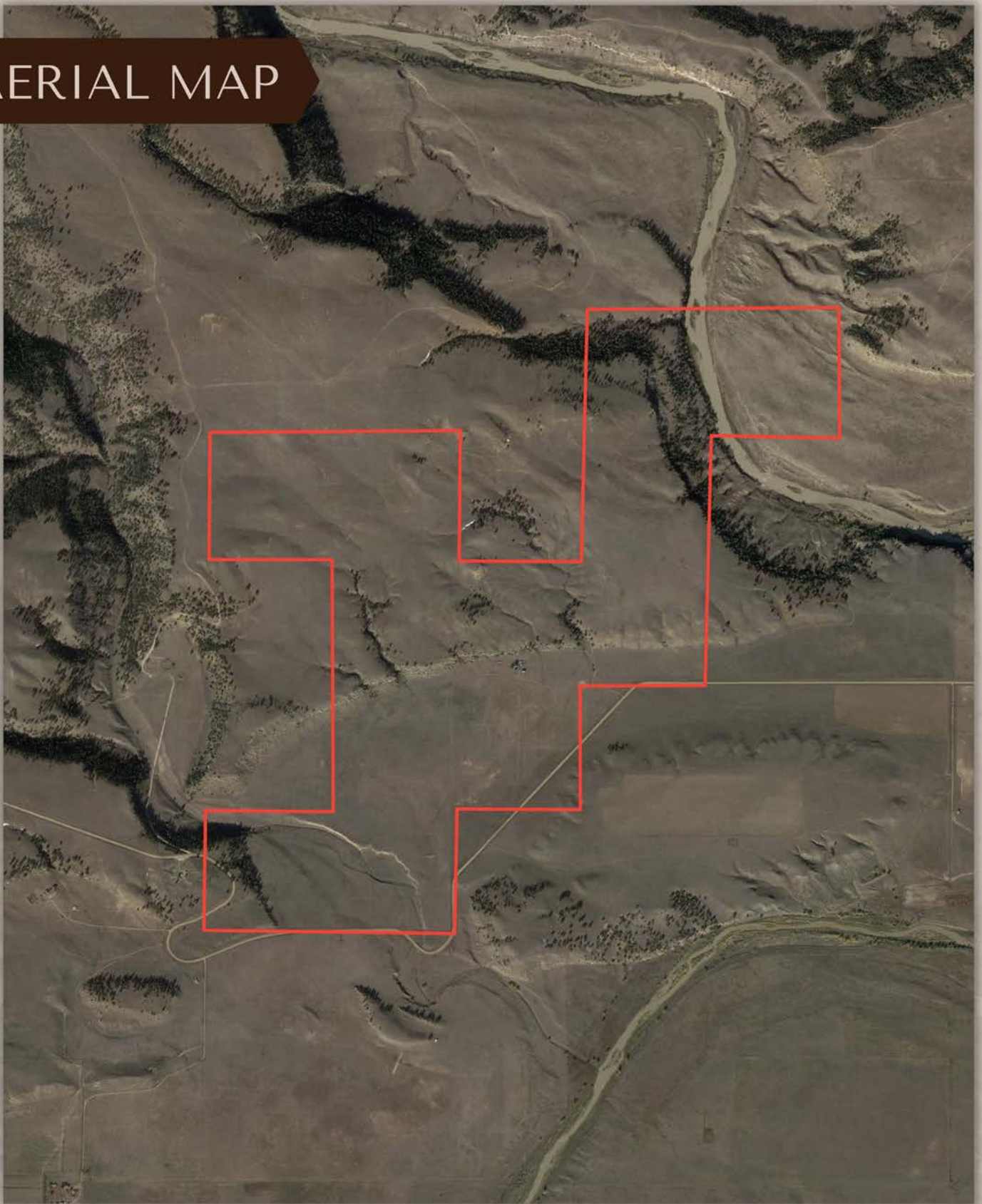
- 25 miles from Edgemont, South Dakota
- Just under an hour to Custer, South Dakota & Custer State Park
- 75 miles from Rapid City, South Dakota

Driving Directions: From Edgemont, South Dakota, turn east on Highway 185. Go 5.2 miles with a slight right onto Rocky Ford Road. Go 5.7 miles and the property sits on the northwest side of the road.

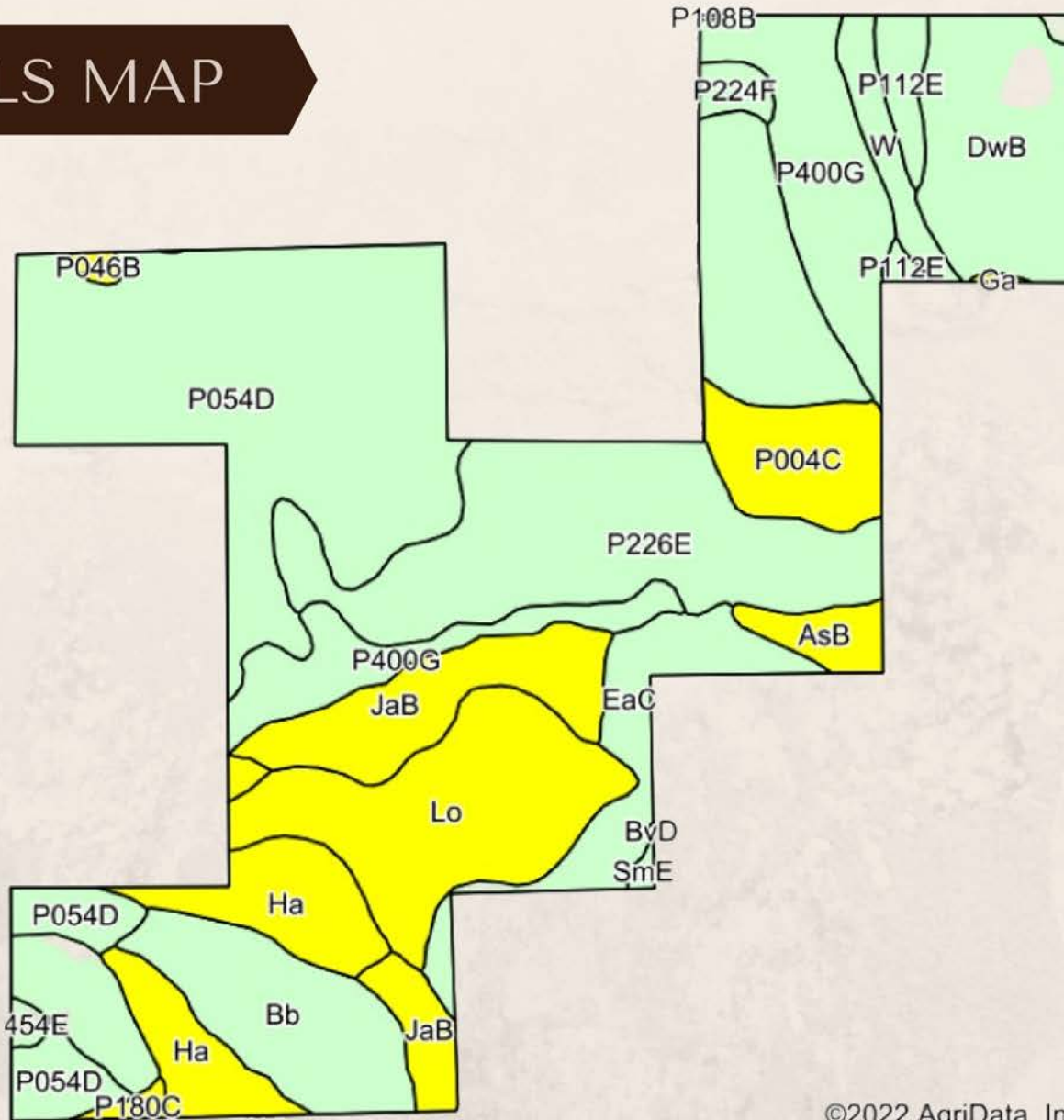


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AERIAL MAP



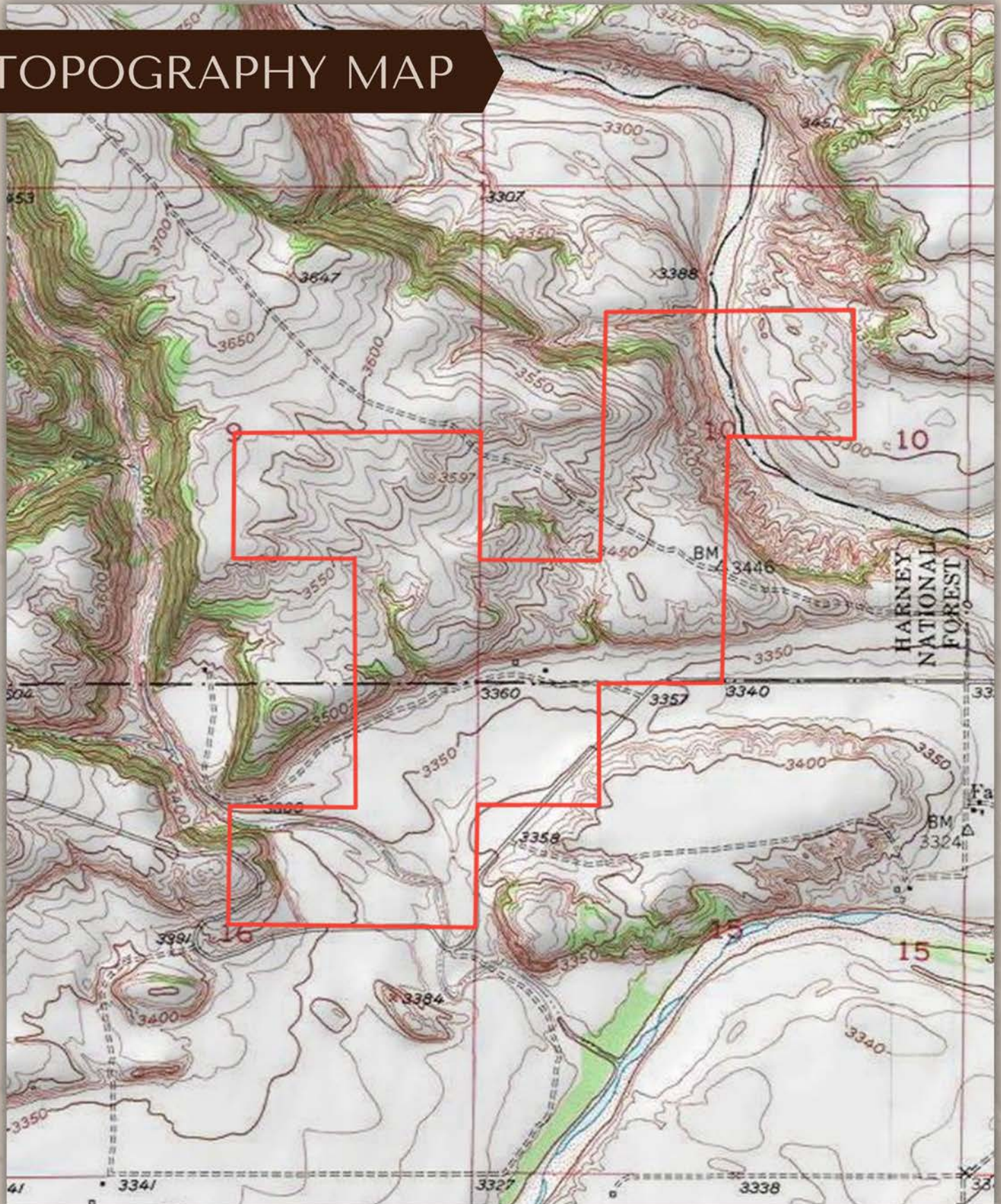
SOILS MAP



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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Corn Irrigated Bu	Wheat Bu	
P224F	Mathias-Rockoa-Rock outcrop complex, 25 to 60 percent slopes, stony	3.15	0.7%		Vlls		1			
P180C	Jayem fine sandy loam, 2 to 9 percent slopes	1.49	0.3%		IVe		46			
P454E	Schamber-Eckley complex, 9 to 40 percent slopes	1.24	0.3%		Vls		5			
P046B	Boneek silt loam, dry, 2 to 6 percent slopes	1.12	0.2%		llle		56			
SmE	Schamber-Eckley complex, 9 to 40 percent slopes	0.77	0.2%		Vls		5			
Ga	Glenberg fine sandy loam	0.33	0.1%		IVe		40			
P108B	Dailey fine sand, 0 to 6 percent slopes	0.11	0.0%		Vle		20	140		
BvD	Butche-Boneek complex, 3 to 15 percent slopes	0.06	0.0%		Vls		16			
Weighted Average						5.61	*-	27.3	*-	0.3

TOPOGRAPHY MAP



RANCH DETAILS



Legal Descriptions: N1/2SE1/4, SE1/4SE1/4, SEC 9, TWP 9 RG 4; SW1/4NE1/4, SE1/4NW1/4, SW1/4SW1/4, E1/2SW1/4, SEC 10, TWP 9, RG 4; NW1/4NW1/4, SEC 15, TWP 9, RG 4; E1/2NE1/4, SW1/4NE1/4, SEC 16 TWP 9, RG 4

Property Taxes: \$1,039.84

*There are no covenants



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Tommy Wiles
Farm & Ranch Specialist
Gordon, Nebraska
308.360.2030
Tommy.Wiles@AgWestLand.com



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