



# **McKnight Angus Ranch**

**(Historically Scotch Cap Ranch)**

**Bison, Perkins Co. SD**

The **McKnight Angus Ranch** has established itself as one of the foremost recognized Angus operations in the northern plains. With a reputation for the highest quality bolstered with honesty, integrity and fair-dealing. Along with the production of high quality purebred and commercial seed-stock they have an expansive farming operation not only relative to feed production but in cash grain farming as well.



## **EXECUTIVE SUMMARY**

**6,908 Total Acres**

**6,028 Acres Deeded**

**2,499 Ac. Tillable (2,149 crop, 350 hay for 2016)**

**4,409 Ac. Grass (excellent condition)**

**Extensive Improvements:**

**Five Homes**

**Five Shops**

**Six Barns**



**Heated Sale Facility**  
**State of Art cattle working Facility**  
**Truck Scale**  
**150,000 bu. grain storage**  
**Excellent Fence**

**(17 miles new and miles of nearly new fence)**

**Exceptionally Watered:**

**8 – Private Wells**

**6 – Rural Water Taps**

**Numerous Stock Dams and miles of Pipeline and Tanks**

**LOCATION:** McKnight Angus Ranch is located in Perkins County, approximately 6 miles west and 2 south of the city of Bison, SD. The ranch is accessible from either US Hwy 20 or the Bixby Rd. Well maintained township roads provided access to the ranch from the east and north.



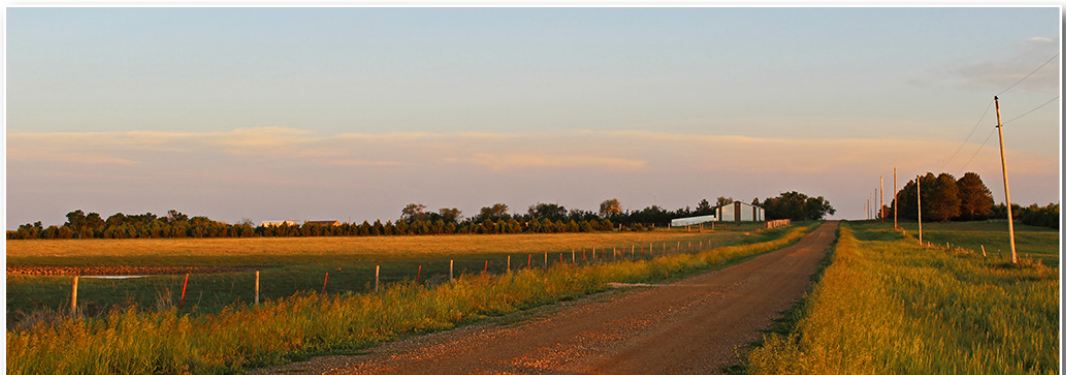
**LOCALE:** Perkins County, SD is situated in the NW portion of South Dakota and is becoming increasingly known for not only it's quality livestock operations but for tremendous feed and grain production. As the corn belt has expanded and commercial farming has advanced, more corn, sunflowers, flax and beans have been produced in the area along with the traditional small grains such as wheat, barley and oats. Thou-



sands of feeder cattle are grown and developed in Perkins County providing a value added opportunity to any progressive livestock and farming operation and the surrounding area.

Just a short drive from The McKnight Angus Ranch sits the town of Bison, SD which serves as the County seat and offers a full menu of services such as schools, grocery, County Government and USDA offices, along with crop and property insurance providers and the list continues. The ranch is within a thirty minute drive to medical facilities in Hettinger, ND and a two hour commute to larger shopping in Rapid City, SD and the Black Hills National Forrester. Regional air services are available at Rapid City, SD or Bismarck, ND.

**OPERATION:** The McKnight Angus Ranch operation consists of 6,908 total acres (6,028+/- acres deeded); of which 2,499+/- ac. are mapped tillable (2,149 acres will be in crop production and 350 acres in hay production in 2016) with 4,409+/- well blocked acres currently in grass production. The leased lands include 320 acres of SD state lease and 560 acres of private lease. The owner will cooperate in the transfer of the private leases, however transfer is not assured. The 2015 real estate tax assessment was \$29,314.39.



**IMPROVEMENTS:** The main improvements on the property are located in the southern portion of the ranch and they are EXTENSIVE (see accompanying list). Consisting of five homes, well established shelter belts, numerous calving barns and sheds, state of the art cattle working facilities, heated sale barn, several machine sheds, approx. 150,000 bushel of grain storage (w/ elevator leg), large bunker silo, 1,000's of ft of steel pipe continuous fence, approx. 8 Private wells along with 6 Perkins Co. rural water taps, miles of pipeline with large rubber-tire tanks set in concrete. Great cost and energy has been expended to build roads w/auto-gates in and around the headquarters to allow for ease of maneuvering.



The fences on the grassland are in excellent condition with miles of nearly new fencing constructed of mostly 4 to 6 strand high tensiled barbed wire and a generous ratio of wood to steel. The water on the grassland is provided by an ample supply of water tanks served by shallow wells and the Perkins County Rural Water system, several stock dams are also located on the property. These attributes along with access to US hwy 20 and Hwy 75 makes this one of the most easily accessed and most versatile properties anywhere.





Typical of the water provided by stock dams along with tire tanks located in the fence-line with continuous pipe fence in the stress points.



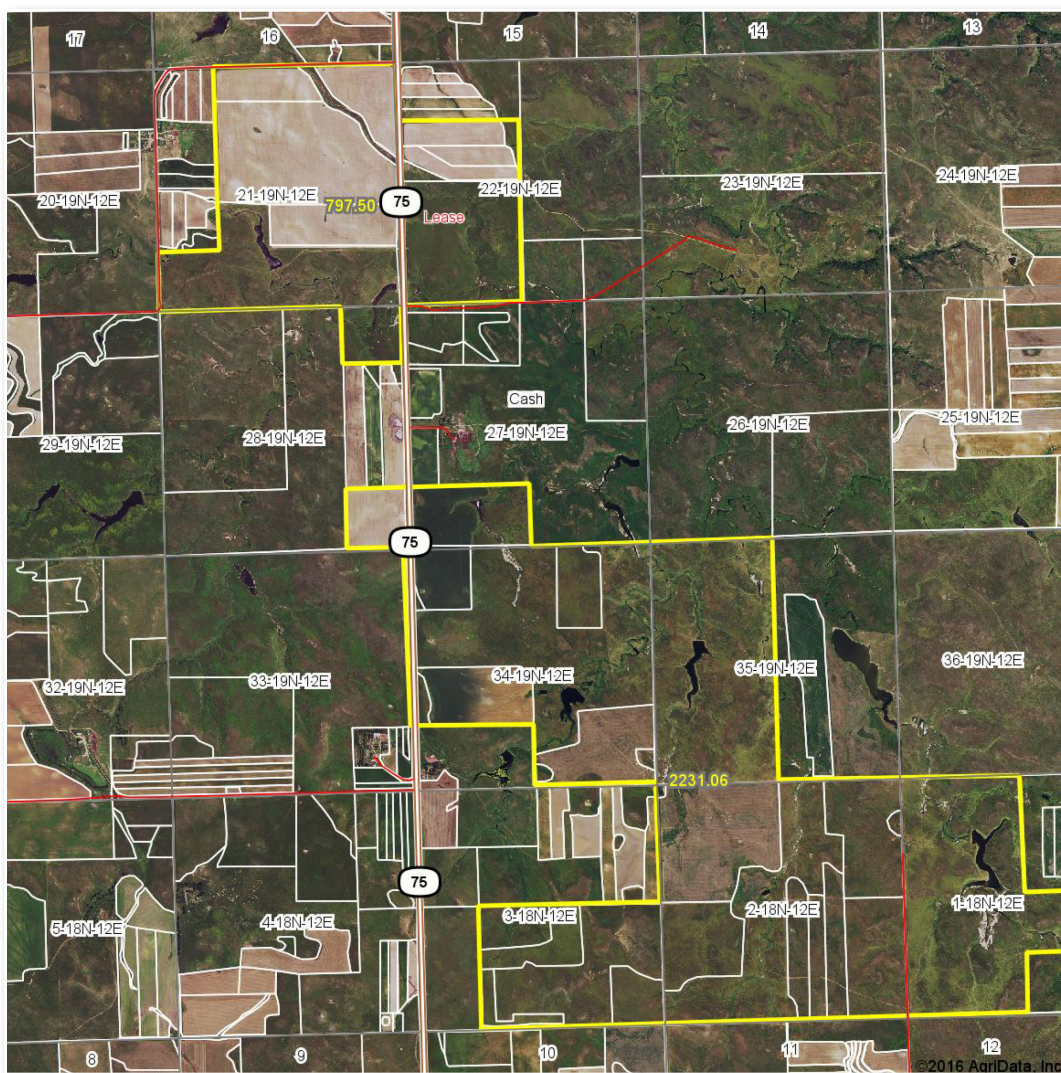
**PRODUCTIVITY:** The grass on the McKnight Ranch has been under superb management and is in excellent condition, some of the acreage is in tame grass producing far more than a strictly native grass ranch of similar size. The fences on the McKnight Angus Ranch are in excellent condition with over Twenty miles of fence having been newly or recently constructed with a generous proportion of wood to steel posts and mostly five and six strand barbed wire.



The farmland included in this offering is comprised of highly productive class II, III and IV soils including; Morton-Lantry loam, Morton-Loam, Belfield-Grail sit loam, Reeder- Rhodes loam, Manning fine sandy loam and others, with an average annual rainfall of 17.66 inches. The farming program has been continuous cropped with a wheat, sunflower, corn and barley rotation with a rigorous weed control and fertilizer regimen. The 2016 crop includes approximately 700 ac. spring wheat, 1,600 ac. sunflowers, 148 ac. corn and 101 ac. Hay Millet and 350 ac. Hay.

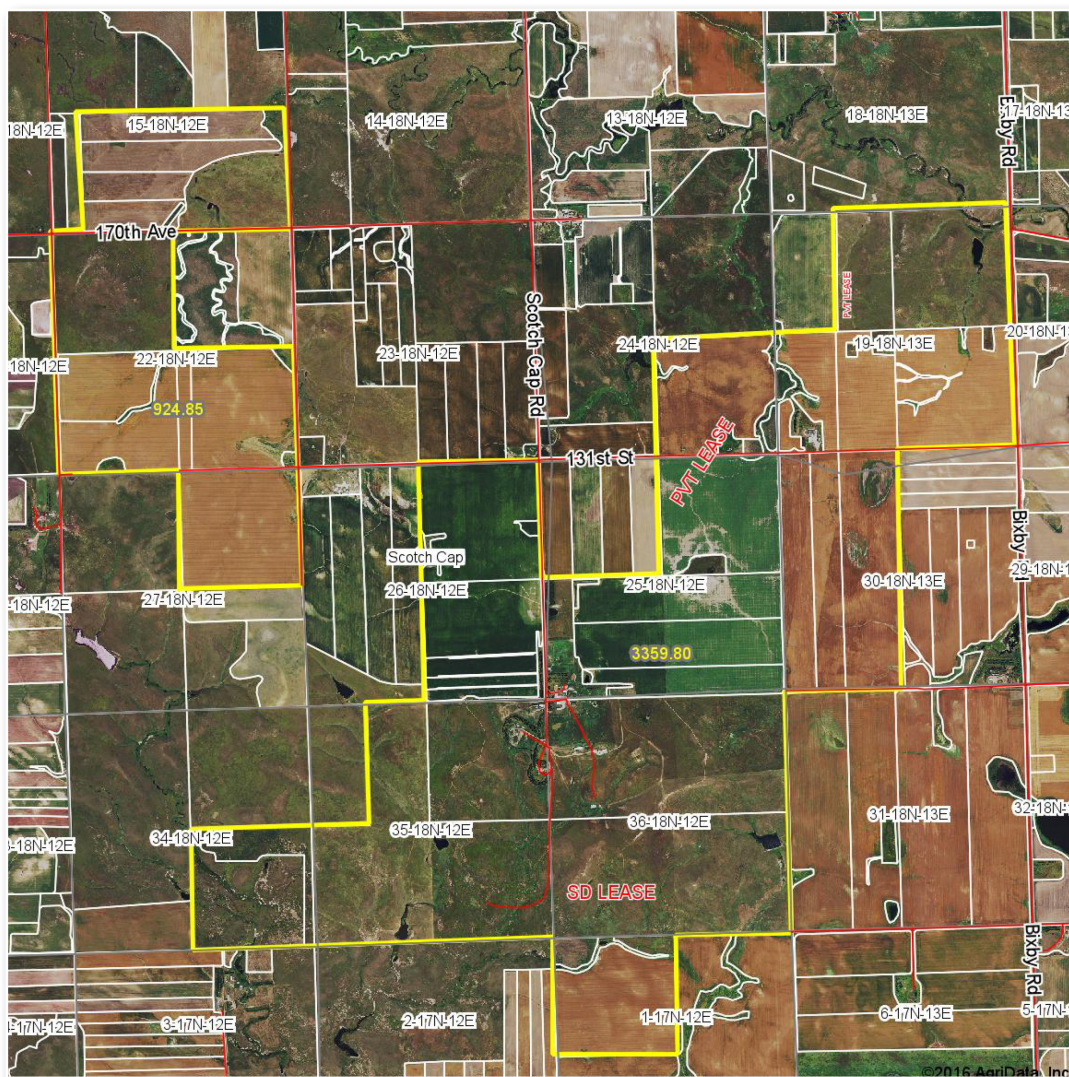
**BROKER COMMENTS AND PRICING:** It with extreme pleasure that we at Hewitt Land Company, Inc. present the McKnight Angus Ranch for your careful consideration. Rarely does one have the opportunity to purchase a combination of farm and ranch property of this caliber and this well improved. The property is priced in its entirety at \$7,900,000.

**OPTIONAL TURNKEY PURCHASE:** The McKnight Angus Ranch is available for a purchase of Real Estate only or the opportunity exists to acquire the entire **McKnight Angus** cow herd, bull battery, machinery and equipment and feed inventory. For a Turnkey Purchase, a price for the personal property shall be negotiated separately.



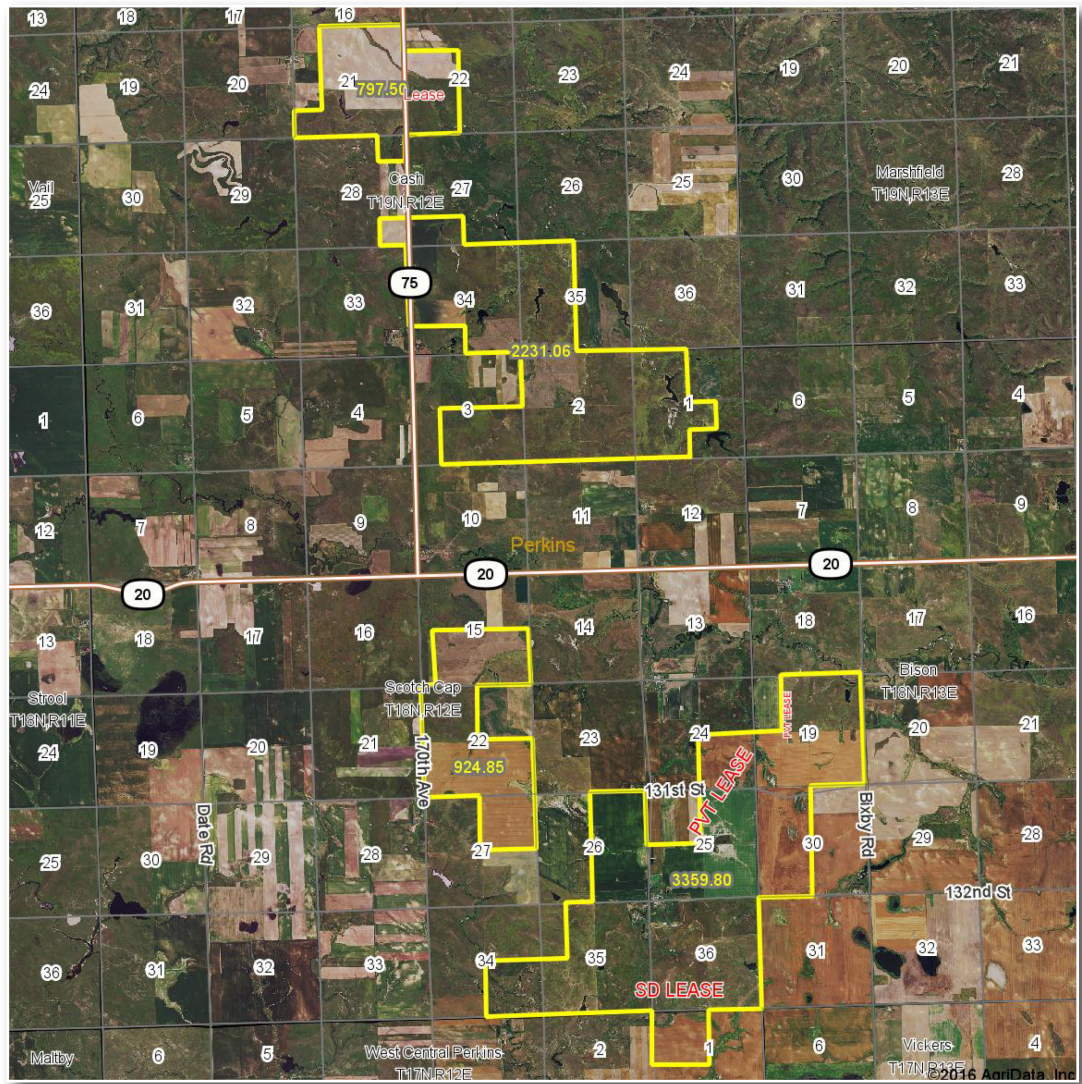


## Aerial Map South Highway 20



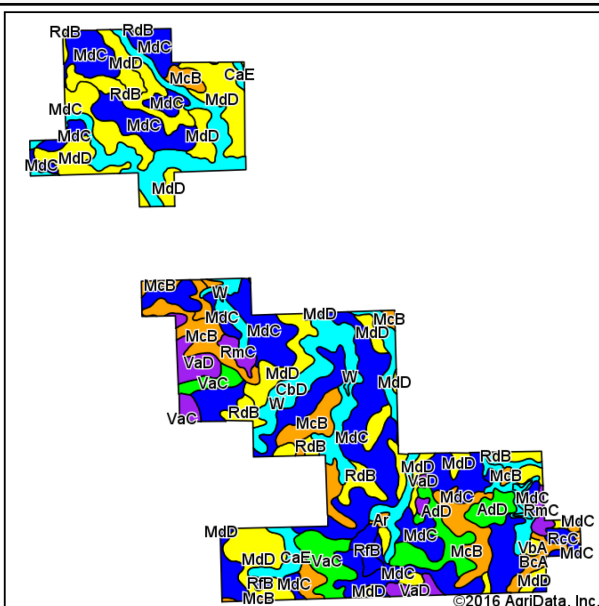


## Entire Aerial Map

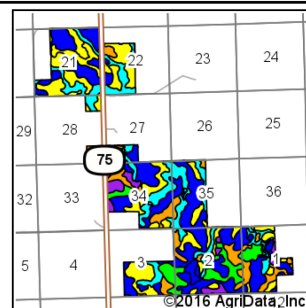




## Soils Map North Hwy 20



Soils data provided by USDA and NRCS.



State: **South Dakota**  
County: **Perkins**  
Location: **27-19N-12E**  
Township: **Cash**  
Acres: **3028.56**  
Date: **3/15/2016**



Area Symbol: SD105, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	State Productivity Index	*n NCCPI Overall
MdC	Morton-Lantry loams, 2 to 9 percent slopes	996.42	32.9%		Ile		72	45	23
MdD	Morton-Lantry loams, 6 to 15 percent slopes	586.02	19.3%		IIle		52	32	20
CbD	Cabba-Trembles complex, 2 to 30 percent slopes	471.07	15.6%		Vle		14	9	12
McB	Morton loam, 2 to 6 percent slopes	287.55	9.5%		Ile		84	52	26
RdB	Reeder-Rhoades loams, 2 to 6 percent slopes	141.26	4.7%		Ile		57	35	21
AdD	Amor-Cabba loams, 6 to 15 percent slopes	116.45	3.8%		IVe		44	27	19
VaC	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	95.71	3.2%		IVe		40	25	15
VaD	Vebar-Cohagen complex, 6 to 25 percent slopes	90.42	3.0%		Vle		22	14	14
BcA	Belfield-Grail silt loams, 0 to 2 percent slopes	49.77	1.6%		IIIs		80	50	25
CaE	Cabba-Lantry complex, 15 to 40 percent slopes	41.47	1.4%		VIIe	VIIe	11	7	3
Fd	Fluvaquents, saline	39.58	1.3%		VIIIs		4	2	0
RmC	Rhoades-Daglum-Rhoades, severely eroded complex, 0 to 9 percent slopes	32.81	1.1%		VIs		22	14	4
RfB	Regent-Savage silty clay loams, 2 to 6 percent slopes	32.61	1.1%		Ile		68	42	27
RcC	Reeder-Lantry loams, 2 to 9 percent slopes	19.32	0.6%		Ile		66	41	20
W	Water	14.60	0.5%				0	0	0
VbA	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	6.80	0.2%		IIle		63	39	20
Ar	Arnegard loam, 0 to 2 percent slopes	4.73	0.2%		IIc		97	60	29
McA	Morton loam, 0 to 2 percent slopes	1.97	0.1%		IIc		89	55	26
Weighted Average							53.4	33.2	*n 19.4





## **McKnight Angus Ranch Improvement List**

### **Main Head Quarters:**

'Lodge home' 4,200 sq ft. 5 bdrm 3 bath custom design/build ground source heating, many features. Previous owner has reserved a life estate in this home for himself and his wife.

### **3 Additional homes:**

One Nearly New ranch style three bedroom, two bath plus much more.

50 x 70 heated sale barn with restroom and office facilities

54 x 160 calving barn with vet room with insulated and heated calving area

40 x 60 Quonset

32 x 72 Quonset

30 x 45 barn

30 x 60 barn

48 x 56 hip roof barn with vet room and heated area

36 x 96 barn

34 x 44 barn

30 x 60 barn

48 x 96 machine shed

50 x 100 shop

Misc. outbuildings

Grain storage

Concrete bunker silo

Concrete bunk line

Feedlot

Thousands of feet of continuous pipe fencing

Steel cattle working facility with double alley and Silencer chute (indoor on concrete)

### **Grain Farm HQ:**

Quonset /shop

Machine shed

Grain Storage (120,000 bu.) with elevator leg

Truck scale

### **Cash Place:**

Home

Shop, outbuildings

### **Water, Fence:**

8- Private wells and with miles of waterline and numerous tire tanks and waterers

6- Perkins County rural water hookups

Several stock dams and reservoirs

Excellent Fence 4-6 strand barbed wire (17 miles of new, 7 miles nearly new)



**DISCLOSURE: Seventy-Five percent of all mineral interests owned will be retained by the seller. A life estate in the 'lodge home' located on the HQ and private hunting rights have been retain by the prior owner.**

This property is in fantastic condition and under excellent management. Possession shall be such that will allow for herd liquidation and the sale of the machinery and equipment. A target for possession date of the HQ is June 15, 2016, with earlier possession possible on the cropland and outlying grass. A one-year lease agreement has been negotiated on 678 acres of farmland. Depending upon the date of closing the rental income may be pro-rated.