



Girl Creek Ranchland

Ziebach County, Dupree SD



This offering is comprised of 2,727+/- contiguous acres of excellent native pasture land and is located approximately 14 miles south and 4.5 west of Dupree, SD. Access is provided by well- maintained gravel roads running both to and thru the property. The topography is rolling with well grassed ridges and steep draws providing a varied terrain and flexibility of operation.



The property is well fenced and divided into five pastures for easy movement of cattle and facilitating rotational grazing. The pastures range in size from approximately 160 to 920 acres. This property is extremely well watered by nine well placed reservoirs, three wells serving nine tire tanks and two new automatic waters.



Power is available through much of the property and is currently located on each end of the property. There are a number of excellent building sites on which one could construct a full set of improvements.



The 2010 real estate tax assessment was \$5,126.67. The ranch is currently used in a yearling heifer breeding operation and is grazed from May to November. The property has proved very productive and while stocked at customary rates has had terrific old crop grass remaining.

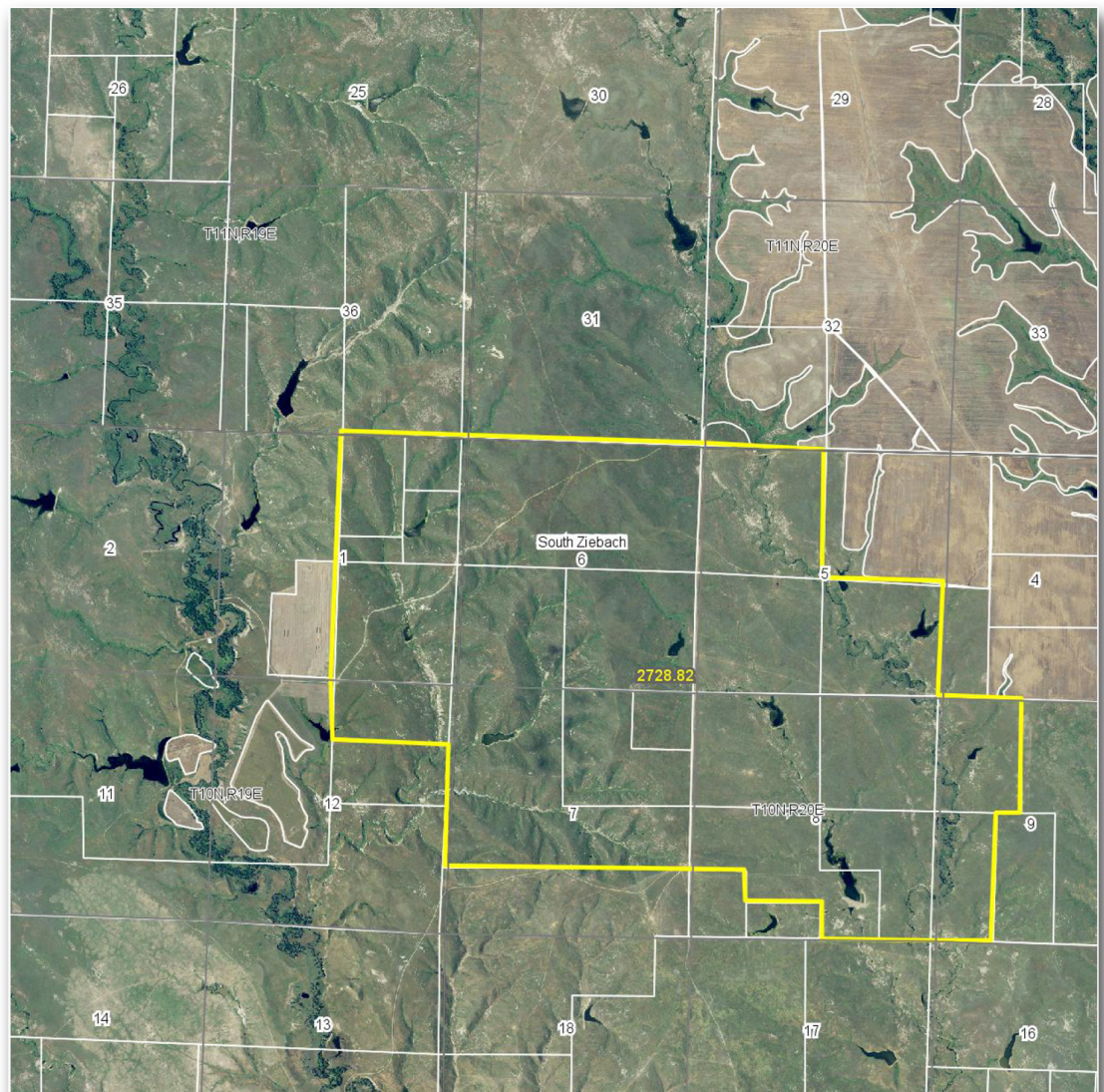
In total this property has all of the elements essential in a truly superb ranch property; good access, highly productive rangeland, outstanding water resources, good fences and in an area of historically consistent grain and livestock production. **This property is priced to sell at \$1,570,000.**

HLC



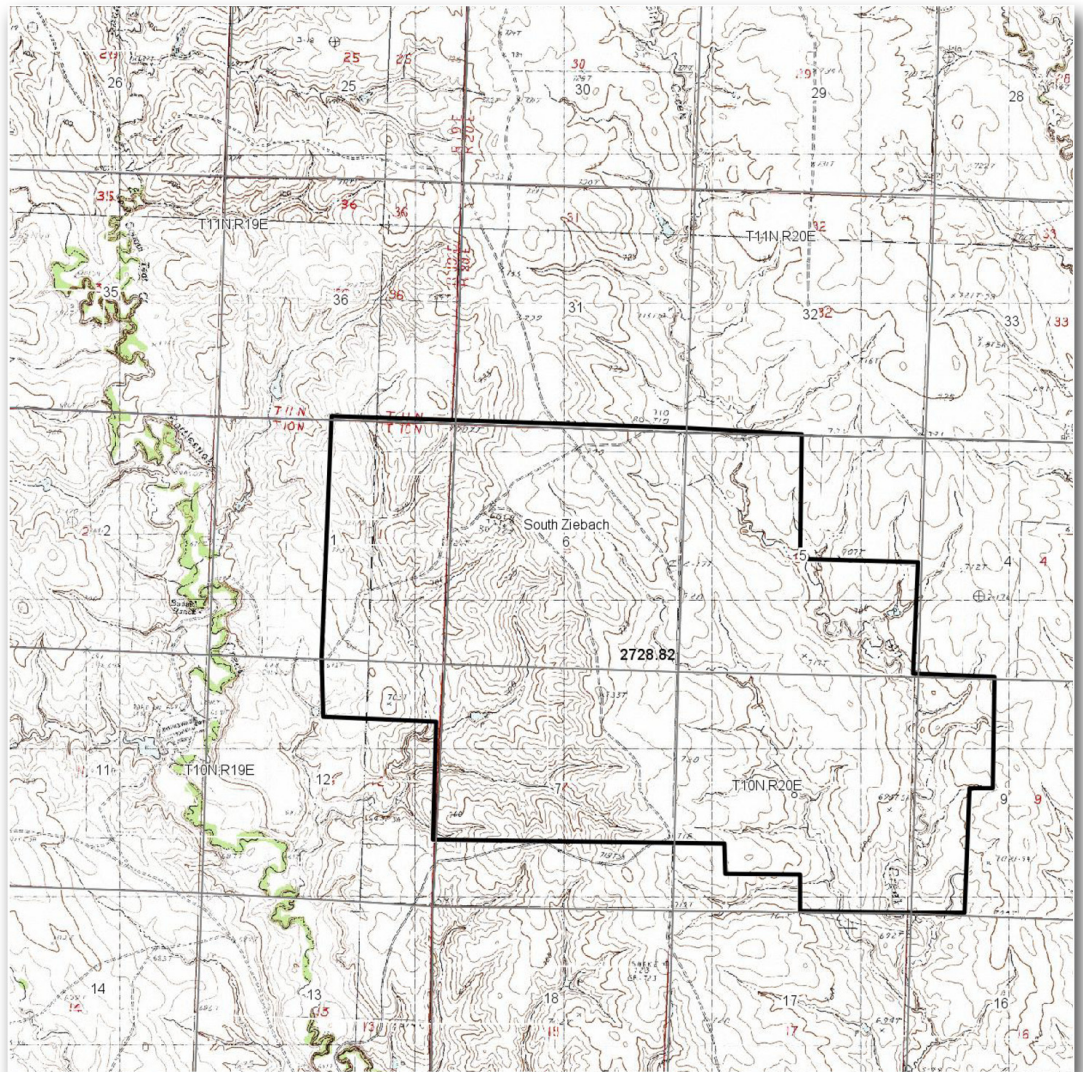


Aerial Map





Topography Map



Girl Creek Ranch Legal Description

Township 10 North, Range 20 East, Ziebach County, SD	Acres +/-
Section 5; NW4, NE4, SW4;	479.63
Section 6; All	620.88
Section 7; NW4, NE4, N2SW4, N2SE4;	466.40
Section 8; N2, SE4, N2SW4, N2SE4SW4;	580.00
Section 9; W2NW4, W2E2NW4, W2SW4;	200.00
Township 10 North, Range 19 East, Ziebach County, SD	
Section 1; N2NE4, SE4NE4, E2SW4NE4, SE4;	300.08
Section 2; N2NE4;	80.00
Total	2,726.99 ac+/-

For more information or to schedule a viewing contact

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