

## ALL FIELDS DETAIL



<b>MLS #</b>	26845	<b>County</b>	Meade
<b>Status</b>	ACTIVE	<b>State</b>	South Dakota
<b>Type</b>	Farm & Ranch	<b>Improved</b>	Yes
<b>Address</b>	13891 Falcon Place	<b>Acreage</b>	160 - 640 Acres
<b>City</b>	Sturgis		
<b>State</b>	SD		
<b>Zip</b>	57785		
<b>Area</b>	Meade County Other		
<b>Class</b>	FARM/RANCH		
<b>Asking Price</b>	\$379,000		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

## GENERAL

<b>Number of Deeded Acres</b>	400.00	<b>Price Per Acre</b>	\$948
<b>Agent</b>	David Wilson - (605) 490-9959	<b>Listing Office 1</b>	Sturgis Real Estate Company - Main (605) 347-7579
<b>Comp Offered Coop Broker</b>	2.5	<b>Comm VRC Y/N</b>	No
<b>Earnest Money</b>	Held at Listing Office	<b>Owner Name</b>	McPherson, Fred & Rhonda
<b>Occupant Name</b>	N. Matthews family- Home Only	<b>Listing Date</b>	7/7/2008
<b>Expiration Date</b>	3/15/2009	<b>Legal</b>	N2N2, S2NW4, N2SW2, W2SE4 all in Section 33, Township 5 E, Range 7 N, Meade County, SD
<b># Bedrooms</b>	4	<b># Baths</b>	1
<b>Residence Approx SQFT</b>	1104	<b>Directions</b>	Go 3.5 miles east of Sturgis on Hwy. 34 to Alkali Road, proceed east 9.5 miles to Middle Alkali Road, turn south 4.5 miles to Falcon Place, turn west 1 mile to the northeast corner of the ranch.
<b>Tillable Acres</b>	.	<b>Pasture Acres</b>	.
<b>Hay Land Acres</b>	.	<b>Irrigated Acres</b>	0
<b>Deed Acres</b>	400	<b>Lease Acres</b>	0
<b># of Wells</b>	3	<b># of DAMS/DO</b>	4+
<b>Irrigation \$</b>	No	<b>Year</b>	.
<b>Wheat Yields</b>	.	<b>Corn Yields</b>	.
<b>Oats Yields</b>	.	<b>Barley Yields</b>	.
<b>Sorghum Yields</b>	0	<b>Wetlands (Y/N/U)</b>	Unknown
<b>Flood Plain (Y/N/U)</b>	Unknown	<b>Environ. Hazard (Y/N/U)</b>	Unknown
<b>Update Date</b>	1/23/2009	<b>Status Date</b>	7/8/2008
<b>HotSheet Date</b>	12/8/2008	<b>Price Date</b>	12/8/2008
<b>Input Date</b>	7/8/2008	<b>Associated Document Count</b>	4
<b>Original Price</b>	\$429,000	<b>Days On Market</b>	200

## FEATURES

<b>LAND DESCRIPTION</b>	<b>DOCUMENTS ON FILE</b>	<b>MINERAL RIGHTS</b>	<b>UTILITIES - WATER</b>
Pasture	Legal Description	Yes	Well
Farm Land	Aerial Photo	<b>ZONING - MEADE COUNTY</b>	Cistern
Meadow	Topography Map	AG	<b>PERSONAL PROPERTY</b>
Prairie	<b>ROAD SURFACE</b>	<b>LIVESTOCK WATER</b>	Hanging Gate(s)
<b>IMPROVEMENTS</b>	Gravel	Creek/Stream	<b>TERMS OF SALE</b>
Corral	<b>ACCESS</b>	Dams/Dugouts	Cash
Fenced Perimeter	Public Access	Well(s)	<b>HOME TYPE</b>
Cross Fenced	<b>TOPOGRAPHY</b>	Springs	Stick Built Home
Hay Barn	Level	<b>UTILITIES - ELECTRIC</b>	<b>SHOWING INSTRUCTIONS</b>
Stable(s)	Rolling	WREA	Anytime
Livestock Building	Hillside	<b>UTILITIES - GAS</b>	Call Agent
Grain Bin		Propane	
Shed		<b>UTILITIES - SEWER</b>	
Shop		Septic	
Trees			
Shelter Belts			
Winter Protection			

**FINANCIAL**

Possession	Negotiable	RE Taxes \$	1,028.68
RE Tax Year	08	Owner Occupied (Y/N)	No
Owner Occupied Year	0		

**REMARKS**

This diversified farm and ranch features 400 acres of hayland and pasture, mature shelter belt, creeks, draws, end of the road location, 4 bedroom/1 bath home w/newer metal roof and siding, grainery, garage, small shop, livestock buildings and corrals. Water supply for livestock is from dams/dugouts and wells. Home water is supplied by a cistern and there is an additional hookup and septic system for a doublewide or mobile home. Perimeter is fenced and cross fenced.

**ADDENDUM**

The property is located off the eastern edge of the Black Hills in western South Dakota with views of the hills, open prairie and Bear Butte. It is also home to Whitetail and Mule deer, Antelope and many area game birds.

This diversified farm/ranch has been held in the family for almost a century and is now being offered for sale to the public.

Additional Directions: From Exit 40 (Tilford) on Interstate 90 go east 9 miles to Middle Alkali Road, turn north 4 miles to Falcon Place, turn west 1 mile to northeast corner of the ranch.

**ADDITIONAL PICTURES****DISCLAIMER**

Not intended for public use. Data contained herein is provided by the listing agent and is believed to be accurate, but should not be relied upon without verification.