



Belle Fourche River Farm

Butte County, South Dakota



Location: The Belle Fourche River Farm consists of approximately 107+/- acres lying directly on the west side of Vale Cut-Off Road and directly along the south side of the Belle Fourche River. It is approximately 6 miles to Newell, 8 miles to Vale, 18 miles to Belle Fourche, and 50 miles to Rapid City, South Dakota.

Details: Improvements on the property include a 2014 irrigation enter pivot covering approximately 74 acres. A small livestock open faced shed, Butte-Meade rural water tap, and a concrete water tank. Also, selling with the property is a permit allowing the owner to irrigate out of the Belle Fourche River. The soil on the property is absolutely second to none. Comprised of class I and II soils, the productivity level is exceptional. The property has been operated in mainly hay production the last 6-7 years and since the installment of the pivot, has consistently yielded +/- 5 ton to the acre. This property produces excellent alfalfa crops, but would also be a suitable fit for a variety of row crops, such as corn, wheat, barley, sorghum, sunflowers, peas, and more.

The property extends to the Belle Fourche River at the Northern Boundary. The unfarmed portion of the property is fenced off with the river, allowing livestock cover. The Belle Fourche River is a great asset to have, as it flows year-round, affords good fishing holes, and is an attraction for; mule and whitetail deer, turkey, ducks, quail, grouse, and pheasant.





Climate: The farming region where the Belle Fourche River Farm is located in historically has a 190 day growing season. Annual averages according to www.usclimatedata.com for Newell, SD are as follows; Average high temp. is 58.8 degrees Fahrenheit, Average low temp. is 33 degrees Fahrenheit. Average annual rainfall is 15.77 inches.

Taxes/Irrigation Cost:

The 2016 real estate taxes were \$1,796.16. Actual taxes to be determined upon sale

The 2016 irrigation charges totaled \$2,818.95.

Legal Description: (Survey to be performed to determine actual legal description and acreage.)

A tract of land consisting of approximately 107 acres. Contained within the following described property.

<u>Township 8North Range 5East BHM, Butte County, SD</u>	<u>Acres</u>
Sec: 10; NE4 lying S. of Belle Fourche River, SE4SW4 lying S. of Belle Fourche River	TBD
SE4 pt. lying S. of Belle Fourche River, Less Fenton Tract.	

Price: \$508,250. (\$4,750) per acre.



HLC





Aerial Map



For more information and to schedule a showing Contact: Tanner Hewitt, Broker 605.490.7952 or JD Hewitt, Broker 605.791.2300 or (cell) 605.347.1100 Hewitt Land Company, Inc.