



# *Shadehill Reservoir Cabin Retreat*

Perkins County, SD  
40 acres | \$215,000



## *Executive Summary:*

With the expansive views of the Grand River National Grasslands combined with the quiet solace of the Shadehill Reservoir, the Shadehill Reservoir Cabin Retreat is a rare oasis.

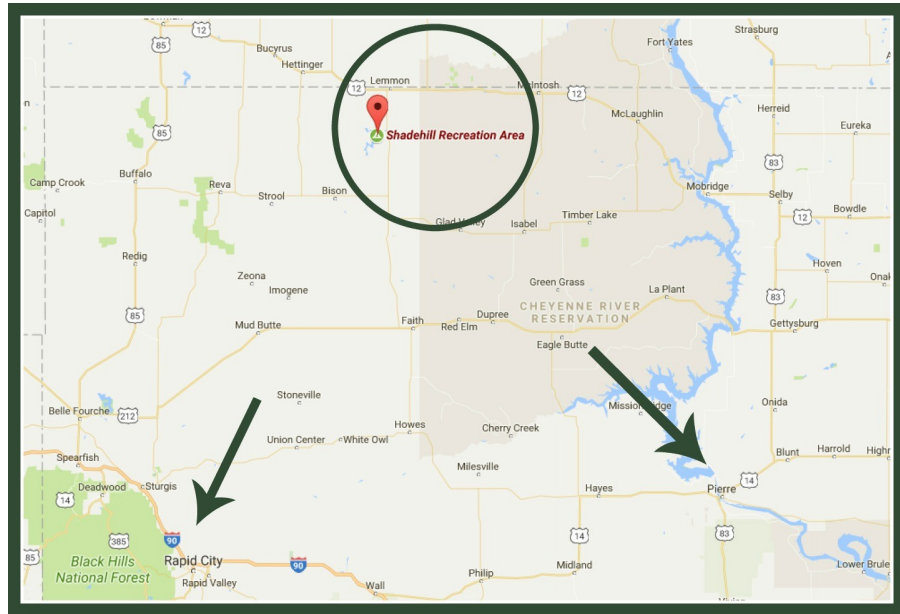
Enjoy the beauty of the South Dakota grasslands, as well as a live stream running through the property, from each of the three cabins on these 40 acres.

From outdoor water recreation to fishing, hunting, hiking and more, this property provides convenient access for truly enjoying the great outdoors. Whether a business venture or a family hideaway, consider the possibilities of this prairie oasis, priced in its' entirety at \$215,000.



## Location:

Nestled near Shadehill Reservoir, on the Grand River in Perkins County, northwestern South Dakota, the Shadehill Reservoir Cabin Retreat offers beautiful views and ample water recreation opportunities. The property is situated just 12 miles south of Lemmon off SD Hwy 73, and 24 miles from the SD/ND border.



## Locale:

The quaint town of Summerville, just a short jaunt away, provides a café and store. The city of Lemmon, situated not far from the ND/SD border, has a population of 1,227, and affords retail services, health clinic, country club, swimming pool, churches, and a K-12 public school. Lemmon is home to the Petrified Wood Park, Museum and Gift Shop, the Grand River Museum, and the G.E. Lemmon Park.

Just a few miles away, the Grand River National Grasslands offers the Blacktail Trail, a 6.8 mile non-motorized trail for biking, hiking and horseback riding. Other area attractions include the Llewellyn Johns Recreation Area and campsites, as well as the Hugh Glass Memorial. Summer festivals include the Boss Cowman Rodeo and Tent Celebration and the Hugh Glass Rendezvous.

Just 36 miles to the north is the city of Hettinger, ND, population 1,226, with great health care, air services, and community resources. Rapid City, South Dakota's second-largest city, is just three hours away and offers all types of shopping, fine and casual dining, medical facilities and industry. provides a regional hub for shopping and commercial outlets, a regional airport, and a variety of sightseeing and local tourism opportunities. Pierre, the state capitol, is also three hours away, and provides an airport as well as retail and agricultural outlets.

The area is rich in western and Native American history, with many historic figures having traveled through the area, including Hugh Glass and Custer's 1874 Expedition, as well as the settlers and early ranchers.





### Size:

The property consists of 40 acres and is located in Perkins County, SD. Two finished one-room cabins and one unfinished cabin are included on the property, with both sewer and water.

### Access:

Access to the property is provided via SD Hwy 73, just 12 miles from Lemmon, SD and 24 miles from the ND/SD border.

### Topography:

The property consists of gently rolling to steep terrain with a combination of hay-land acres and native grass. A live stream runs through the property, which includes expansive views of the Shadehill Reservoir and the surrounding grasslands.





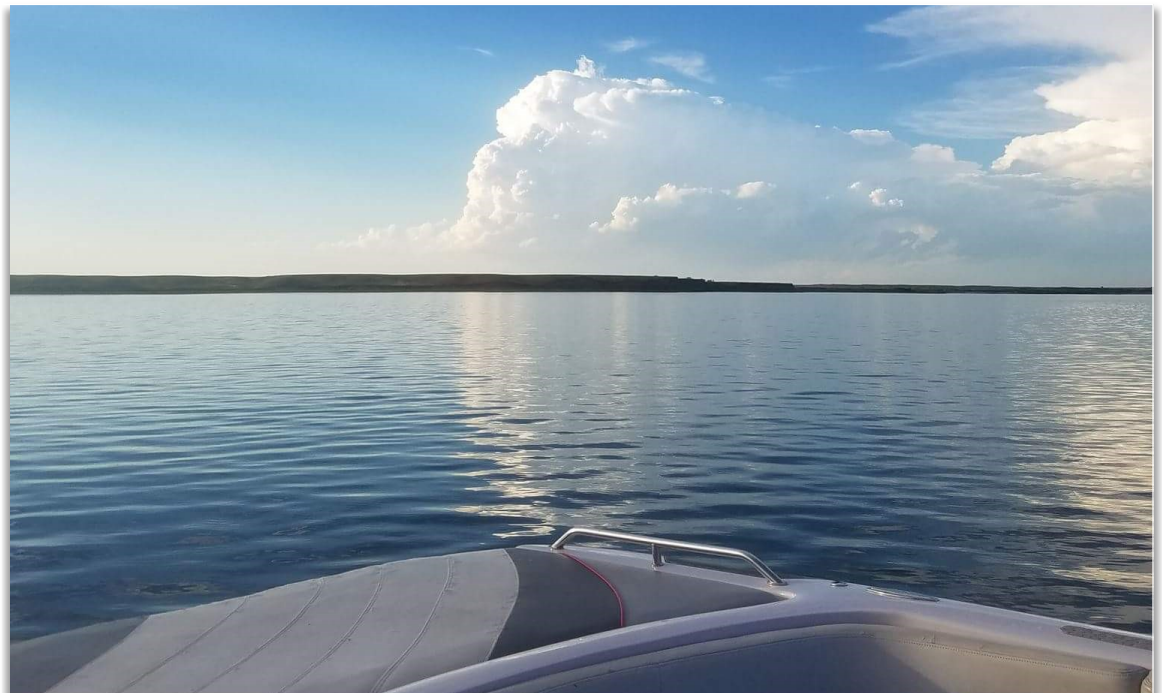
## Soils:

The soils on the CRP land are comprised of Salvage, Regent, and Morton Loams Class II and III. The property has 7.3 acres currently enrolled in the Conservation Reserve Program. The contract expires 9-30-2020 and generates approximately \$291.00/year in revenue.

## Recreation:

The Shadehill Recreation Area, one of western South Dakota's few large lakes, includes more than 5,000 surface acres of water to enjoy. The Black Hills & Badlands Tourism Association refers to it as "a well-kept secret for many Black Hills outdoorsmen" ([www.blackhillsbadlands.com](http://www.blackhillsbadlands.com)).

The dam, built in 1951 by the Bureau of Reclamation, boasts of more than 100 miles of shoreline and provides for excellent fishing, with available fish species including walleye, catfish and bass. The SD Game, Fish & Parks operates a public use area, camping and RV parking area, picnic areas, a trailer dump station, and opportunities for swimming, fishing and boating.







### Operation:

The property has been used as a private recreational retreat while the cabins have neared completion.

### Improvements:

The two smaller cabins are 16x16 ft., built on five-foot concrete crawlspace foundations. They are built out of 8x8 inch D logs, steel roofs. They have heat and a/c also.

The main cabin, currently unfinished, is 30x40 ft., with a concrete floor made out of D logs as well.

### Power:

Electric power is located at the property and serves numerous homes in the area.

### Water:

There is a new well located on the property, which is drilled in 2010 to a depth of 280' with a static water level of 65'. The well log shows the well air pumped 15 gpm. All three cabins have water and sewer services currently available.



### Climate:

According to U.S. Climate Data, annual rainfall in the area averages 18.1 inches. The average high temperature is 67.4 degrees Fahrenheit, and average low temp of 33.3 degrees. With an annual growing season of about 140 days, this property affords the opportunity to grow hay stuffs.



### Taxes:

The property taxes for the property for the year 2016 are \$367.94.

### Legal Description:

SE4SE4 Section 10; Township 20 North; Range 15E. BHM Perkins County, SD.



### Broker Comments:

Truly this property is poised to be a family jewel in an area with a huge recreational draw. Whether used as a family vacation holding, an outfitting station or vacation rental, here is an opportunity where much of the work has been done and the infrastructure is in place. Don't overlook the **SHADHILL RESERVOIR CABIN RETREAT**.

### Price:

The property is priced in its entirety at \$215,000.





## Aerial Map



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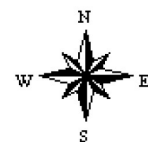


Maps Provided By:  
 **surety**  
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map center: 45° 42' 41.25, -102° 15' 40.35

0ft 840ft 1680ft

**10-20N-15E**  
**Perkins County**  
**South Dakota**



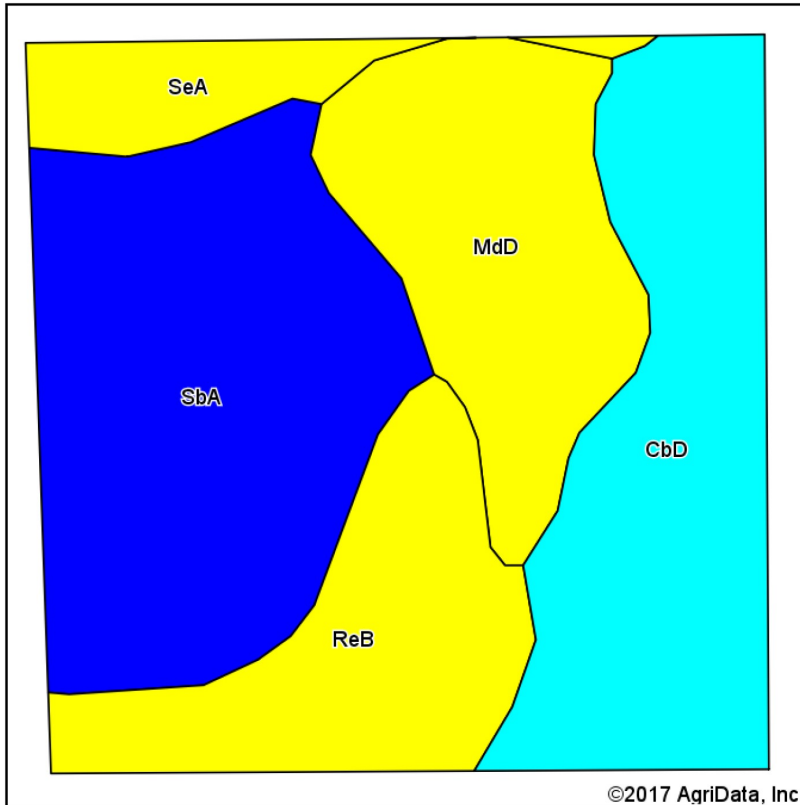
6/28/2017

Field borders provided by Farm Service Agency as of 5/21/2008.

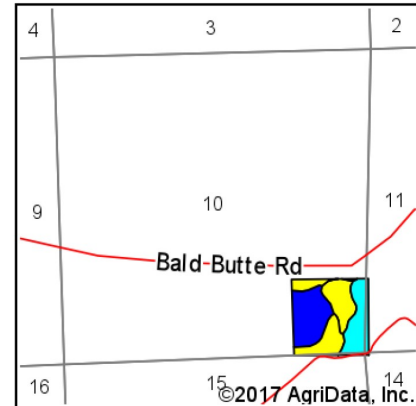
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## Soils Map



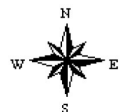
Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Perkins**  
 Location: **10-20N-15E**  
 Township: **Anderson**  
 Acres: **40**  
 Date: **6/28/2017**



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### Area Symbol: SD105, Soil Area Version: 16

Cod e	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	State Productivity Index	NCCPI Overall
SbA	Savage-Daglum complex, 0 to 2 percent slopes	13.05	32.6%		IIc	72	45	25
CbD	Cabba-Trembles complex, 2 to 30 percent slopes	10.35	25.9%		VIe	14	9	12
MdD	Morton-Lantry loams, 6 to 15 percent slopes	7.56	18.9%		IIIe	52	32	20
ReB	Regent-Daglum complex, 2 to 6 percent slopes	6.60	16.5%		Ile	53	33	23
SeA	Stady loam, 0 to 2 percent slopes	2.44	6.1%		IIIs	56	35	22
Weighted Average						49.1	30.6	20.2

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

## Contact

For more information and to schedule a showing, contact:

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