



# *Spook Creek Ranch Triple R Ranch, Inc.*

Meade County, South Dakota  
2,879.98+/- acres | \$2,700,000



## *Executive Summary:*

The Spook Creek Ranch has much to offer to the progressive rancher looking for a well-rounded operation right in the middle of a ranching community. A viable stand-alone ranch, Spook Creek has a solid base of western wheat and good gamma grasses, making for high yield grazing quality. The hay base is comprised of Crested Wheat and Alfalfa. With grass in premium condition, near new fences, and not overbuilt, but more than adequate improvements, The Spook Creek Ranch is a sought after operation in the market today.



## Location:

The Spook Creek Ranch finds itself in the heart of Western South Dakota ranch country. One mile South of Faith, South Dakota and then one mile west off of Highway 73 marks the start of the property. With a population of approximately 420 people, Faith is a small ranching community with a K-12 Meade County school system, grocery store, health clinic, convenience stores, cafes, feed store, and a well-established livestock auction barn. The area is predominantly of ranching background with good hard native grasslands as well as productive hay grounds. Most of the hay stuffs put up in the immediate area are alfalfa, crested wheat grass, and a variety of native grasses.

## Acreage:

The Spook Creek Ranch totals 2,880 deeded acres, 395 of which are currently in hay production. Owner rated at 150 pair as a year-round operation. The property is split into about nine different pastures, allowing you to incorporate your own grazing rotation with the infrastructure already in place. Historical hay production has been between 1.2 and 2 ton per acre. Even though the greater Midwest region is coming off of two of the driest seasons in ten years, the grass and hay ground on the ranch are in exceptional condition, and will be ready for the 2018 grazing season.

## Water:

There are two water tanks at the headquarter corrals that are serviced by a 170 foot well. This well was drilled in 2010. With a 4 inch casing and pumping 5gpm when drilled, this has been the main water source during the wintering months. There are also 5 dams on the property that have served as the main source of summer water, along with springy draws that contribute some water. Spook Creek runs on the property for 1 mile, providing seasonal water, and year round shelter with trees and brushy banks.





## Improvements:

The house on Spook Creek is a 3 Bed, 2 Bathroom home with recent updates and a full basement. Outstanding pipe corrals complete with semi load out chute, and wind break are an excellent asset to the ranch. Also at the headquarters is a 60'x100' pole barn with stalls and a calving pen on one side. All improvements including fences on the ranch have been well-maintained and are in excellent condition.

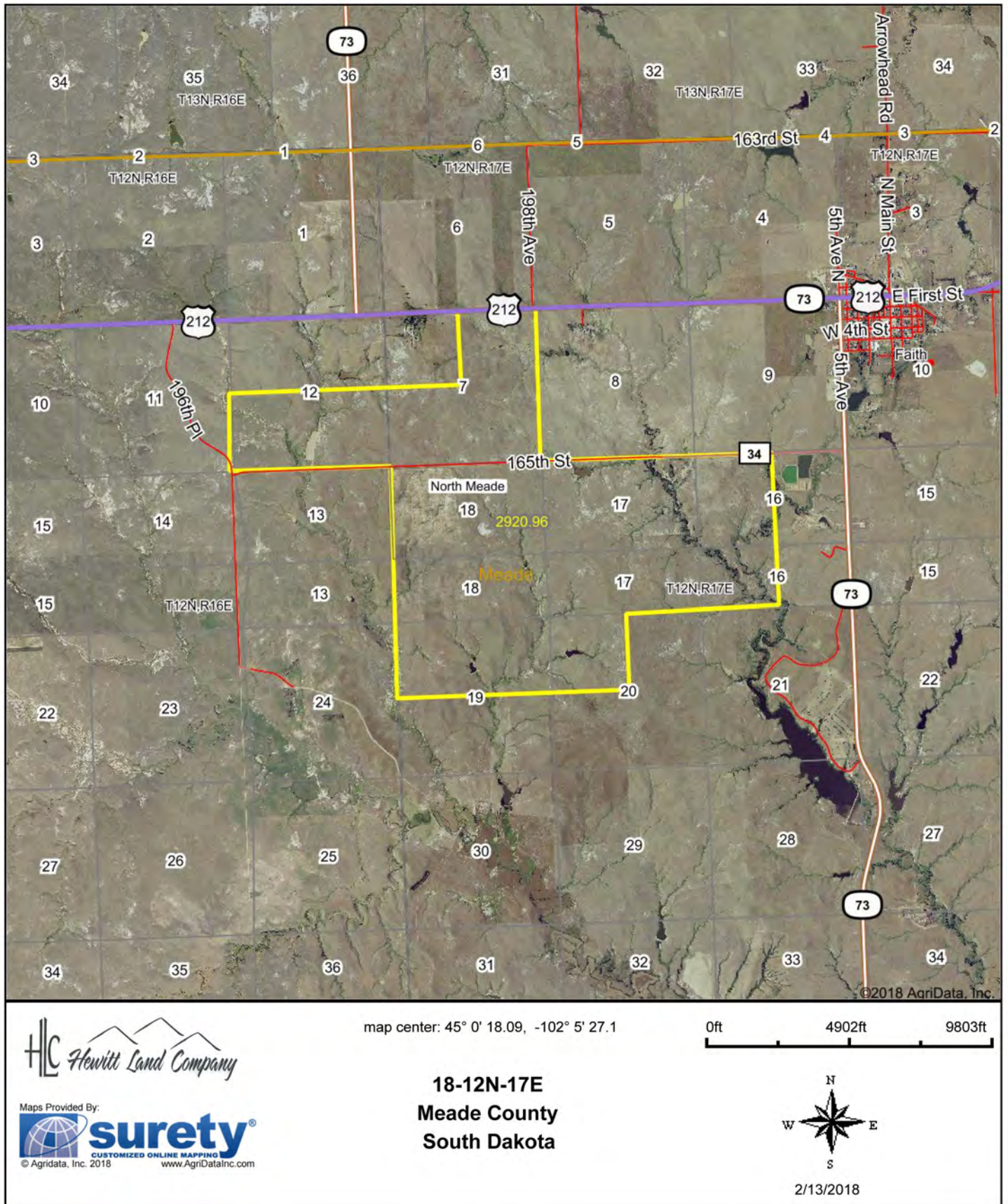


## Price:

The Spook Creek Ranch is priced in its entirety at \$2.7 Million Dollars.



## Aerial Map





## Legal Description:

Spook Creek Ranch  
Triple R Ranch Inc.  
Meade County, South Dakota

<u>Section</u>	<u>Township 12 North Range 16 East</u>	<u>Acres</u>
12 S2		320

<u>Section</u>	<u>Township 12 North Range 17 East</u>	<u>Acres</u>
7 N2NE4, S2, S2NE4 LESS LOT H2		479.98
16 W2		320
17 ALL		640
18 ALL		640
19 NE4, NW4		320
20 NW4		160

<u>Total Acres</u>		<u>2,879.98</u>
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For the complete listing, please visit: <https://www.hewittlandcompany.com/properties/>

**Please take a careful look at this property and what it has to offer!**

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## *Contact*

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For more information and to schedule a showing, contact:

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