



Moreau River Ranch

Perkins County, South Dakota



The Moreau River Ranch is a beautiful property situated in the heart of Western South Dakota Ranch Country. An area rich in History from the Slim Buttes just to the north, which was home to remount Ranches and Indian Battles, to the Homesteaders who settled the land in the early 1900's. Land in the general area has been highly sought after even before the homestead days as evidenced by the Tipi Rings atop one of the Ridges overlooking the River and the strong, native grass covered hills.





Encompassing both banks of the Moreau River for over 3 miles the terrain varies from open grasslands to gentle draws winding down to the wide River bottom with scattered mature cottonwoods. The Ranch is uniquely suited for a wide variety of enterprises or for personal recreation and enjoyment. Currently the Ranch supports 120 Moderate Framed cows year round with some supplemental feeding in the winter months. The sandy soil and natural protection provide the perfect combination for wintering and range calving a set of cows with your saddle horse and a bale bed pickup. It would also be fantastic country for running Sheep, Bison, or a fine band of Broodmares. For the investment minded recreationalist summering livestock would be a solid enterprise leaving the Ranch open for hunting in the Fall Season. Additionally, the many trails and sites would provide miles of enjoyment for guests to come recreate the days before the homesteaders. The opportunities a property like this affords are truly limitless.



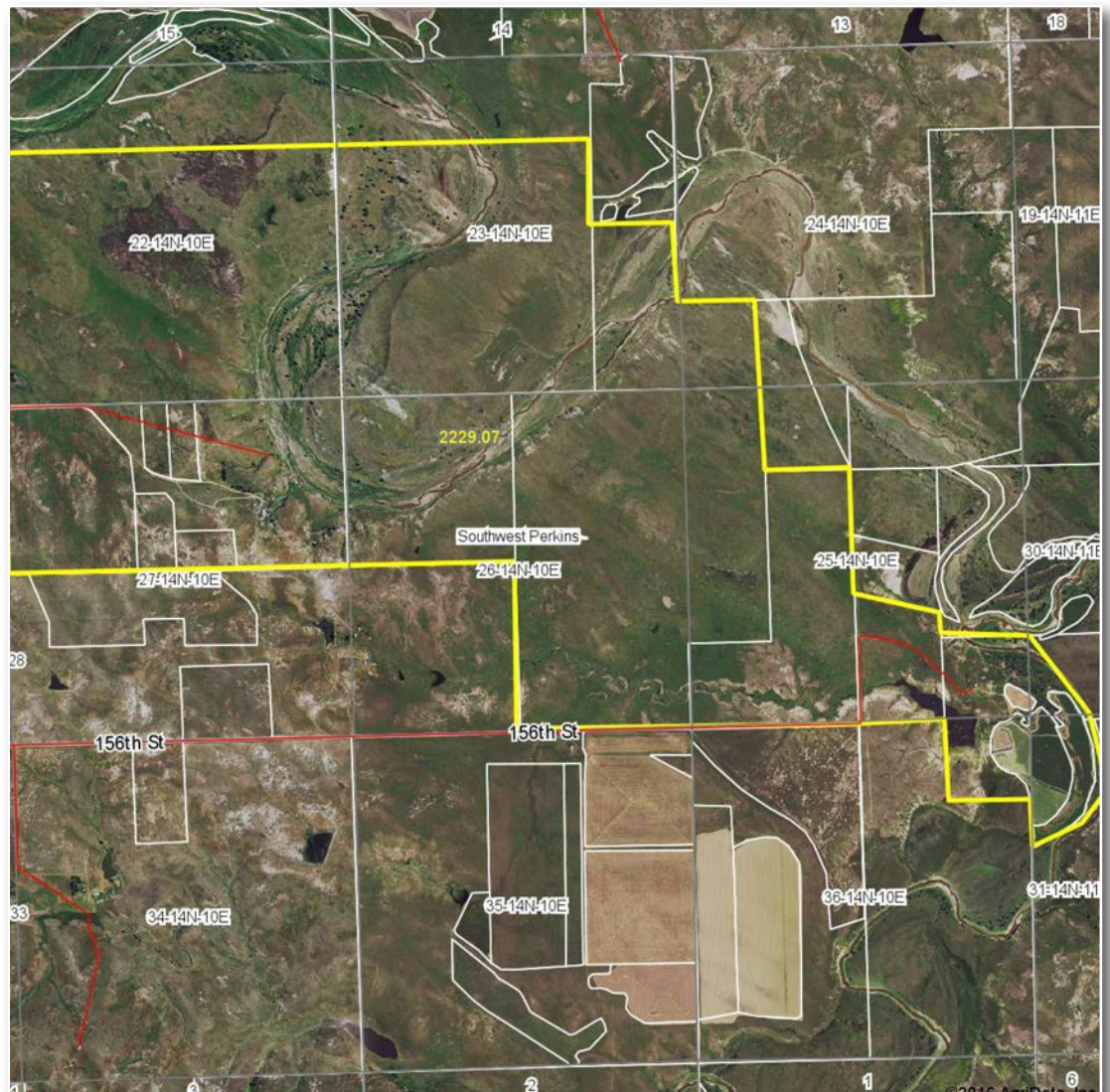
Improvements on the Ranch are modest yet in excellent condition and include a partial sub-terrain home and shop built in 2008, livestock barn, and corrals. There is also power and septic available for a mobile home. The well providing water for the home and corrals is a 140ft., shallow well which has been tested to 60 GPM. Another nice feature is that Perkins County provides road maintenance to the front door of the house. Livestock water is provided by 2 electric wells, a windmill, and the Moreau River which winds through every pasture.

The State Lease is a mix of open grassland and approximately 50 acres of sub-irrigated alfalfa hay ground. The River runs along the north end of the grass then winds down along the hay ground. There is a set of corrals, livestock shed, electric well, and windmill. The State Lease is contiguous to the Deeded ground for over 1 mile and compliments the Deeded ground very well.





Aerial Map





Details:

Acreage:

1,319.00 Deeded

910.00 State Lease

Taxes:

\$3,494.24 Deeded

\$2,604.74 State Lease

Lease:

\$7,371.00 State Lease (Ten year term renewing in 2027)

Minerals: Seller reserves one-half of any Mineral Interests currently held. No effort has been made to determine the status of mineral interests.

Price: \$1,400,000.00 Sellers may effectuate a 1031 Tax Differed Exchange and will require buyer's cooperation with no expenses or delays to be incurred by the Buyer. Seller reserves mineral rights.

Brokers Comments: The Moreau River Ranch has been held under the same ownership for nearly 50 years and exhibits great stewardship. A property of this size and ability is a rare find, with live water, natural protection, feed base, and great access.

For more information and to schedule a showing Contact: JD Hewitt, Broker 605.791.2300 or (cell) 605.347.1100 or Tyson Hewitt, Broker 605.206.0034 Hewitt Land Company, Inc.