



# *Glad Valley Ranch– North Unit*

Glad Valley, Ziebach County, SD

1,887.07 Acres | \$1,790,000.00



## *Executive Summary:*

The Glad Valley Ranch is located in one contiguous 3,678.15 Deeded acre block in Northern Ziebach County, South Dakota. The ranch consists of a terrific blend of native grass, tame grass, and hayground to accommodate a year round Ranch or a great summer grazing and hay unit with good early season grasses and pound producing native grasses for later in the grazing season. There are 1,402 tillable acres that currently consist of: 474 acres in hayground, 595 acres in 2<sup>nd</sup> and 3<sup>rd</sup> season improved grasses, and 333 acres available to plant this season. The ranch is watered by 3 electric wells with tanks and one hydrant on pipeline at the headquarters well, 11 dams, 2 dugouts, and several small, undeveloped springs. The improvements are modest yet very functional and consist mainly of: 3 water wells, 1 hip-roof barn, corrals, singlewide mobile home and several mature shelterbelts. The fences are mostly 4 strand barb wire and are in good, to excellent condition.



### Access:

The ranch enjoys great access, lying just four miles north of Highway 20 on a county-maintained gravel road. The ranch is just a short distance from several great communities with most of the day-to-day necessities, including: groceries, automotive and equipment shops and dealers, grain elevators, supply stores, livestock auctions, small airports, health clinics, and more.

### Nearby Towns:

- Isabel, SD: 21 miles East
- Bison, SD: 44 miles West
- Dupree, SD: 45 miles South East
- Faith, SD: 57 miles South West
- Lemmon, SD: 59 miles North
- Mobridge, SD: 80 miles East

### Larger hubs with major shopping centers and air service include:

- Pierre, SD: 145 miles South East
- Bismarck, ND: 147 miles North
- Rapid City, SD: 180 miles South

### Mineral Rights:

Any Mineral Rights held by the Seller (if any) will transfer to the Purchaser.

### Water Rights:

Any Water Rights held by the Seller (if any) will transfer to the Purchaser.



2-17N-18E 1-17N-18E 6-17N-19E 5-17N-19E 4-17N-19E

11-17N-18E 12-17N-18E 7-17N-19E 3678.29 8-17N-19E 9-17N-19E

14-17N-18E 13-17N-18E North Ziebach 18-17N-19E 17-17N-19E 16-17N-19E

23-17N-18E 24-17N-18E 19-17N-19E 20-17N-19E 21-17N-19E

26 25

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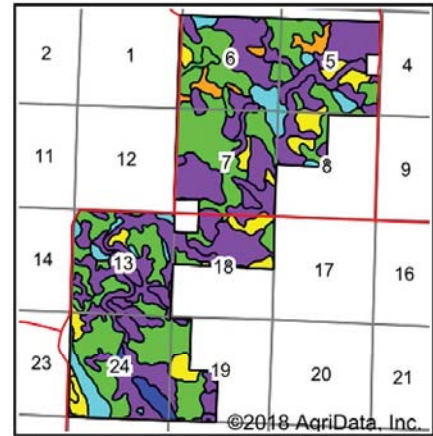
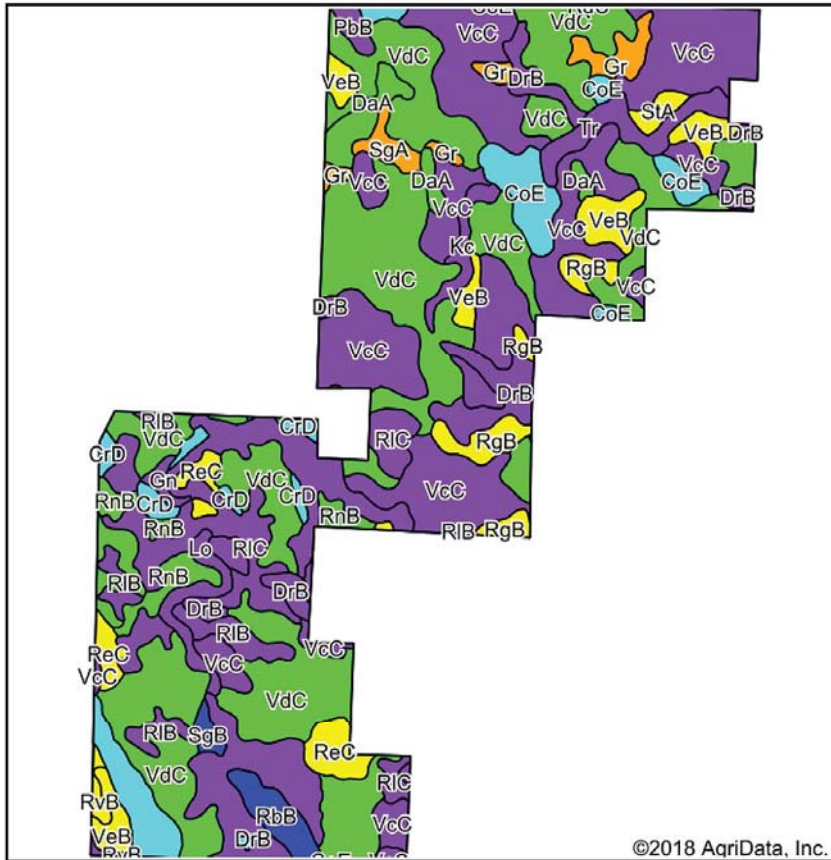
0ft                      2923ft                      5846ft

9/13/2018

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



# Soils Map



State: **South Dakota**  
 County: **Ziebach**  
 Location: **18-17N-19E**  
 Township: **North Ziebach**  
 Acres: **3678.29**  
 Date: **9/13/2018**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: SD137, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	State Productivity Index	NCCPI Overall	NCCPI Corn	NCCPI Small Grains	NCCPI Soybeans
VdC	Vebar-Daglum complex, 3 to 9 percent slopes	1212.36	33.0%		IVe		37	23	18	8	18	17
VcC	Vebar-Cohagen fine sandy loam, 6 to 15 percent slopes	866.35	23.6%		IVe		33	21	16	8	16	15
DrB	Daglum-Rhoades loams, 2 to 6 percent slopes	279.90	7.6%		IVs		32	20	17	4	15	17
RIC	Rhoades-Daglum complex, 6 to 9 percent slopes	279.65	7.6%		VIIs		23	14	12	5	8	12
CoE	Cohagen-Vebar fine sandy loams, 15 to 40 percent slopes	168.17	4.6%		VIIe		12	8	6	4	6	6
VeB	Vebar fine sandy loam, 3 to 6 percent slopes	116.14	3.2%		IIIe	IIIe	54	34	19	11	19	18
RIB	Rhoades-Daglum complex, 0 to 6 percent slopes	99.67	2.7%		VIIs		29	18	14	5	9	14
RgB	Regent silty clay loam, 2 to 6 percent slopes	73.50	2.0%		Ile		59	37	22	8	22	18
ReC	Reeder-Rhoades-Lantry complex, 2 to 9 percent slopes	71.08	1.9%		Ile		50	32	21	8	19	20
RnB	Regent-Rhoades complex, 2 to 9 percent slopes	68.50	1.9%		IIIe		40	25	20	6	19	18
Tr	Trembles fine sandy loam, channeled	63.78	1.7%		VIW		30	19	12	6	10	12
Gr	Grail silt loam	55.68	1.5%		IIc		90	57	38	17	32	38

## Soils Map: Legend

Maps Provided By:



CrD	Cohagen-Vebar-Bullock fine sandy loams, 6 to 25 percent slopes	53.97	1.5%		Vle		13	8	13	6	13	11
RbB	Reeder loam, 2 to 6 percent slopes	45.88	1.2%		Ile		77	49	24	10	24	22
DaA	Daglum loam, 0 to 2 percent slopes	42.39	1.2%		IVs		39	25	17	5	16	17
Lo	Lohmiller silty clay loam, channeled	40.91	1.1%		VIw	VIw	34	21	17	8	9	17
Kc	Korchea loam, channeled	29.70	0.8%		VIw		30	19	22	8	13	22
SgA	Savage silt loam, 0 to 2 percent slopes	24.51	0.7%		Ile		83	52	33	13	30	33
StA	Stady loam, 0 to 3 percent slopes	21.97	0.6%		IIIIs		56	35	25	13	25	23
PbB	Parchin-Bullock fine sandy loams, 1 to 6 percent slopes	18.70	0.5%		IVs		24	15	14	5	14	12
SgB	Savage silt loam, 2 to 6 percent slopes	13.71	0.4%		Ile		79	50	33	13	29	33
Gn	Glenross fine sandy loam	11.49	0.3%		VIw		27	17	10	1	6	10
RvB	Ridgeview silty clay loam, 2 to 6 percent slopes	10.98	0.3%		IIIle		60	38	30	11	26	30
W	Water	8.73	0.2%				0	0		0	0	0
RdC	Reeder-Lantry complex, 2 to 9 percent slopes	0.48	0.0%		Ile		67	42	22	10	21	22
BpB	Bullock-Parchin fine sandy loams, 0 to 9 percent slopes	0.09	0.0%		VIIs		15	9	13	4	13	11
Weighted Average							35.8	22.4	16.9	7.4	15.9	16.1

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



### Acreage Breakdown, Entire Unit:

3,678.15 Deed Acres  
1,402.00 Tillable Acres  
breakdown: 474 Hay  
ground, 595 acres in 2<sup>nd</sup>  
and 3<sup>rd</sup> year Improved  
Grasses, 333 acres availa-

ble for this season's planting. (400 acres of the Improved grass is enrolled in a Game Fish and Parks program and cannot be altered for 8 more years.)

### IRC 1031 Tax Deferred Exchange

The Sellers intend to utilize an IRC 1031 Tax Deferred Exchange and will require the Purchaser's cooperation with no additional expenses or delays to be incurred by the Purchaser.

### Price:

**Priced in Its Entirety: \$3,385,000.00 or \$920.00 per Deeded Acre**

**Methods of Offering:** The Glad Valley Ranch is for sale in its entirety or in two separate "units":

- North Ziebach County Unit
- South Ziebach County Unit

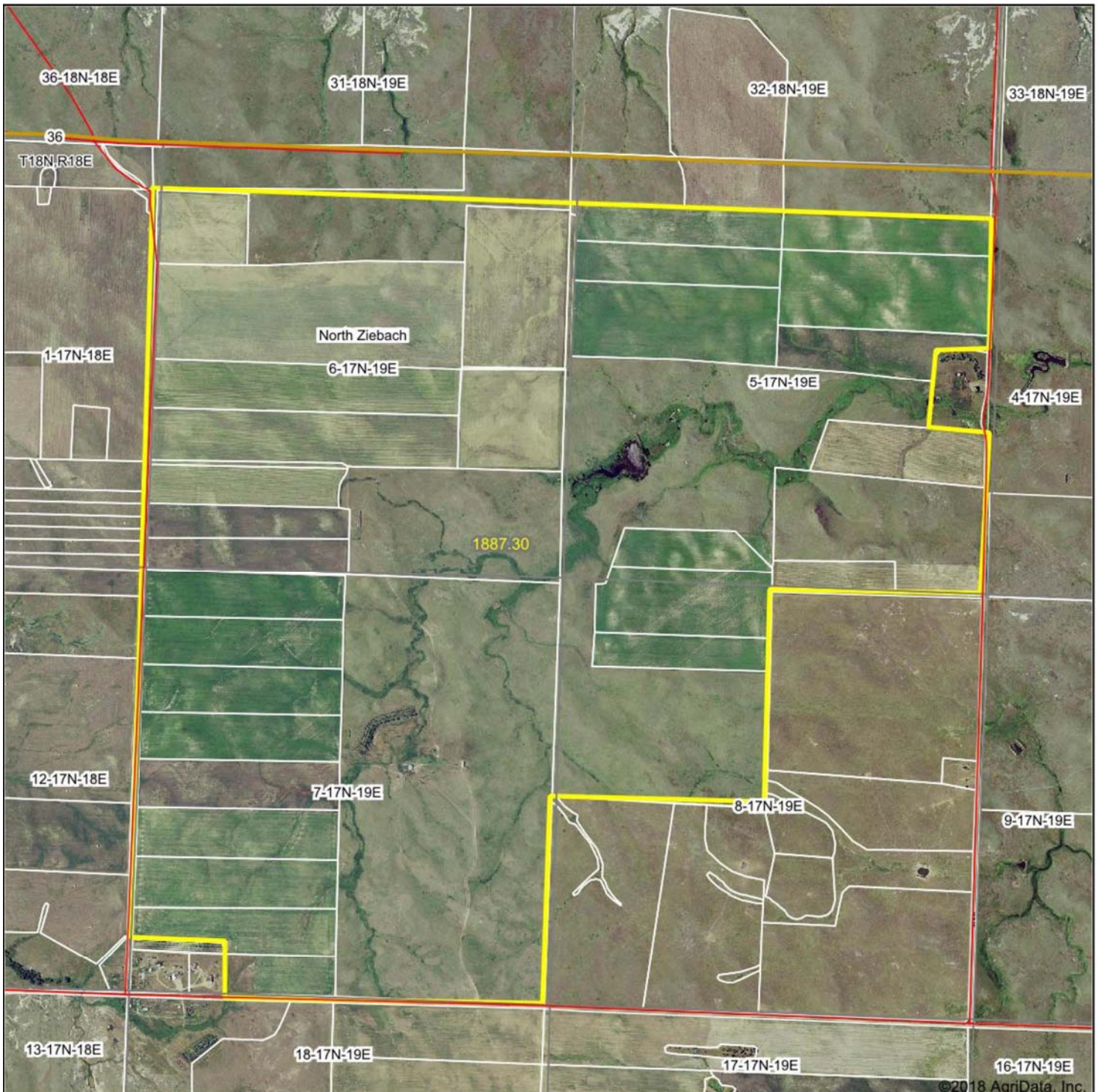




### Glad Valley Ranch- North Unit:

The Ziebach County North Unit would be a fantastic Headquarters and consists of 1,887.07 Deeded Acres, complete with the home, barn, mature shelterbelt, and corrals. There are 1,043.25 Tillable Acres, with the balance being grass and headquarters. The property is watered by 2 electric wells and 4 dams. The Tillable acres consist of: 577.25 acres planted to Improved Grasses, 333 acres ready to plant, 133 acres of Alfalfa. This unit has 1.75 miles of county road frontage.  
**North Ziebach County Unit Priced at: \$1,790,000.00 (\$948.00 per Deeded Acre)**

## Aerial Map: North Ziebach County Unit

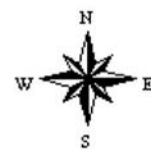


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 **surety**  
CUSTOMIZED ONLINE MAPPING  
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map center: 45° 27' 33.71, -101° 49' 14.13

0ft 1936ft 3871ft

**6-17N-19E**  
**Ziebach County**  
**South Dakota**



9/13/2018

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



**Legal Description**  
**Glad Valley Ranch Legal Description**  
**Ziebach County, South Dakota**

**Township 17 North Range 18 East in Ziebach County**

<b><u>Sections</u></b>	<b><u>Acres</u></b>
Sec. 13: All	640.00
Sec. 24: All	640.00

**Township 17 North Range 19 East in Ziebach County**

Sec. 5: Lots 5, 6, 7, 8, 9, and S2N2 Less and except the South 74 feet	558.14
N2SE4NE4, Less and except the S2SE4SE4NE4, and SW4, and SE4 Less and Except the N2NE4NE4SE4 (All less Julie Barnica's house lot)	
Sec. 6: Lots 5, 6, 7, 8, 9, 10, 11, S2NE4, SE4NW4, E2SW4, SE4	559.55
Sec. 7: Lots 1, 2, 3, and North 584.18' in the N2 of Lot 4, E2NW4, E2SW4, E2	609.38
Sec. 8: NW4	160.00
Sec. 18: NE4, South 347.51' of Lot 1, Lot 2, E2NW4	288.07
Sec. 19: W2W2NW4, W2E2W2NW4, W2E2E2W2NW4, Lots 3.4, E2SW4, Less and Except the East 16 ½ feet (1 acre) of the SW4	223.01

<b><u>Total Deeded Acres:</u></b>	<b><u>3,678.15</u></b>
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### Broker Comments:

The Glad Valley Ranch would be a fantastic operation either in its entirety or in separate units. The combination of good Native grass to the great tame grasses compliment each other for maximum utilization. Combine the grass with the productive hayground and the tillable ground that is ready for Millet, Sorghum Sudan, Willow Creek Wheat, Corn, or various other varieties of hay or chopping feed stuffs create a property that could generate much more feed than the typical operation. If you are in the market for a great using ranch or just looking to add some property to your current holdings The Glad Valley Ranch needs to be on your short list.

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### *Contact*

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For more information and to schedule a showing, contact:

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