



Goff Ranch

Newell, SD | Butte County

2,600 Acres | \$2,100,000

1,394 Deeded Acres with 1,200 Acres BLM



Located where the prairie begins just a few miles northeast of the Black Hills, the Goff Ranch offers live water, irrigated hay and farmland, extensive pipeline system, excellent grass cover, exceptional custom log home, and functional out buildings. Combined with wildlife galore, amazing vistas and economically-efficient federal grazing lands, the Goff Ranch is the complete package.



Location:

Located where the prairie begins just a few miles northeast of the Black Hills of South Dakota. Hewitt Land Company proudly presents the Goff Angus Ranch. The Goff Ranch is situated approximately 12 miles Southeast of Newell or 12 miles Northeast of the small town of Vale SD on the end of a well-maintained County gravel road.

Approximate distances to areas of interest:

- Sturgis, SD 26 mi
- Rapid City, SD 54 mi
- Pierre, SD 191 mi
- Gillette, WY 128 mi
- Bowman, ND 110 mi

Locale:

The area surrounding the Goff Ranch is predominately an agricultural community comprised of a mix of fertile farmland and productive grassland. Belle Fourche is the county seat of Butte County. Rich in history, Butte County was established in 1883, when still part of the Dakota Territory. The area population began to grow after gold was discovered in the Black Hills by Custer's expedition in 1874, and the homesteading gradually increased after the 1890s.

Today the Black Hills offer an inviting mix of recreational and cultural experiences and the area continues to be a destination of choice for tourists and retirees alike. As populations increase in the region, this property will be more conveniently-located than ever.

The town of Newell hosts all the services needed and expected in a small town, such as, K-12 school, grocery, banking, farm-ranch supply store, gas-convenience stores, restaurants, churches, etc. Regional services such as medical, commercial airline services, financial and legal, retail shopping, entertainment and higher education opportunity are all available in the surrounding communities of Rapid City, Spearfish and Sturgis.

Regional air service is available at the Rapid City Regional Airport, less than an hour away.



Improvements:

The ranch is well improved with a nicely appointed 3,400 sqft. 3 bedroom 2 bath ranch-style custom log home and detached two-car garage, along with shop/machine shed and a well-suited calving barn and livestock sheds.

Size:

The Goff ranch is comprised of nearly 2600 acres, consisting of 1,394 Deeded acres along with 1,200 acres of low-cost BLM lease rated at 314 animal unit months which is located directly adjacent to the deeded acreage. The lease rate on the BLM Lease is approximately \$500.00 per year.

Acreage/Operation:

The Ranch operation consists of a well-rounded combination of irrigated hay-lands and native range. The property is fenced and cross-fenced to allow for rotational grazing of several management groups. The current operation consists of approximately 200 cow/calf pairs with the calves being weaned and sold in the fall.

Approximately 70 acres of the hay-land receives water allocated from the Belle Fourche Irrigation District providing a stable and efficient source of winter feed. Much of the acreage is comprised of unsullied, well sodded native range-land with thick stands of various grasses such as western and slender wheat-grass, blue grama and buffalo grass.



Water:

The ranch enjoys an abundance of live water with the Belle Fourche River making the southern boundary along with Willow Creek which meanders through the entire western end of the property. Domestic water is provided by the Butte Meade Rural Water system which is also piped through the property providing a dependable source of domestic and livestock water. Additionally, several well-placed reservoirs are utilized throughout the grazing lands.

Wildlife:

Wildlife are plentiful on the property and have been a focus of the operation for the past couple of decades. Situated near the confluence of the Belle Fourche River and Willow Creek, the ranch is a mecca for all sorts of wildlife and bird populations. Deer and Pronghorn are found regularly as are coyotes, pheasant, grouse, and Turkeys along with various species of raptors.

Mineral Rights:

All Sellers interests (if any) to mineral, gas, oil, fossil and hydrocarbons are included in the listing price. Seller makes no warranties or representations of any kind as to the status of any mineral interest.

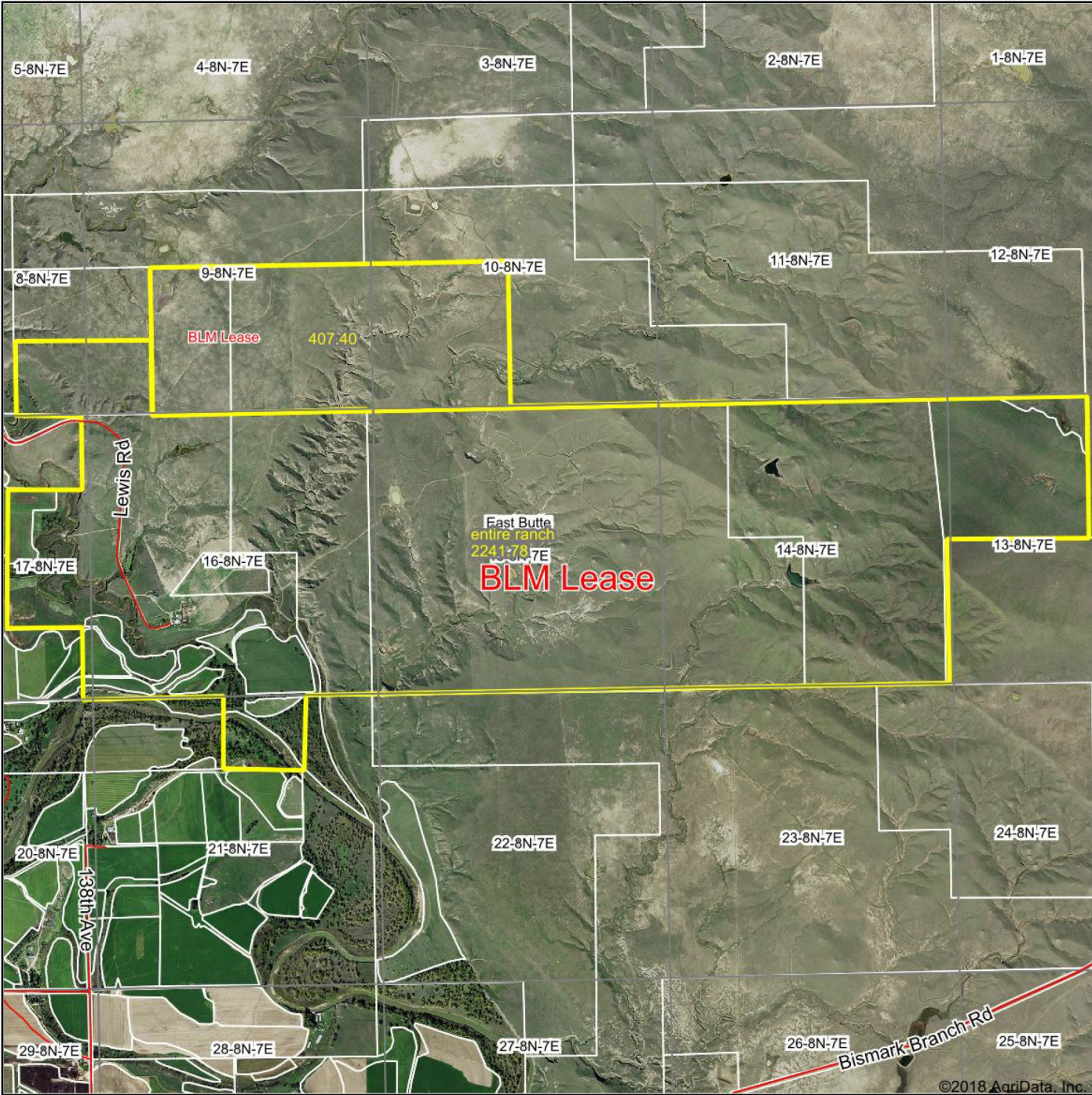
Taxes:

Real Estate Taxes; \$6,334.90 Irrigation Assessment; \$2,036.70 (2017)

Price:

The Goff Ranch is priced at \$2,100,000 Cash US Currency. Seller reserves the right to effectuate an IRC 1031 Tax Deferred Exchange and will require the Buyers cooperation in so doing. No cost or delay shall be incurred by the Buyer in connection with Sellers Exchange.

Aerial Map:



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HLC Hewitt Land Company

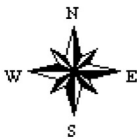
Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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map center: 44° 39' 19.1, -103° 15' 13.04

0ft 2854ft 5709ft

15-8N-7E
Butte County
South Dakota



9/12/2018

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

**GOFF RANCH
LEGAL DESCRIPTION
9-10-2018**

| <u>Township 8 North, Range 7 East, BHM, Butte County, South Dakota</u> | <u>Acres</u> |
|---|---------------------|
| Section: 8; SE4SE4 | 40.00 |
| Section: 9; SW4SW4 | 40.00 |
| Section: 13; SW4 | 160.00 |
| Section: 14; E2, E2NW4 | 400.00 |
| Section: 16; All | 640.00 |
| Section: 17; SE4NE4, NE4SE4 | 80.00 |
| Section: 21; N2NE4 Part | 34.07 |
| Total Deeded | 1,394.07 |

BLM Allotment;

| <u>Township 8 North, Range 7 East, BHM, Butte County, South Dakota</u> | |
|---|-------|
| Section 9: SE4, E2SW4 | 240 |
| Section 10: SW4 | 160 |
| Section: 14; SW4, W2NW4 | 200 |
| Section: 15; All | 640 |
| Total Allot | 1,200 |





Contact

For more information and to schedule a showing, contact:

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