



East Powell Road Ranch

Philip, SD | Haakon County
662 Acres | \$1,300,000



Executive Summary:

Spectacular Property! Heavily timbered, live water, productive hay meadows, exceptional wildlife populations and easy access.
Available in one unit, or in two different tracts.



Acreage:

The East Powell Road Ranch totals approximately 662 acres in its entirety. The Ranch is offered for your consideration as One Entire Unit or as Two Individual Tracts, the North Unit and the South Unit. The two Units are separated by the Dakota Minnesota Eastern Railroad.

Entire Unit - 662+/- Acres

North Unit - 267+/- Acres

South Unit - 395+/- Acres (less the former village of Powell)



Locale:

The town of Philip, population approximately 780, is located at the crossroads of US Highway 14 and SD Highway 73, in the middle of western South Dakota. Philip is within 30 minutes of the Badlands National Park and an easy two hour drive to Mt. Rushmore National Monument in the Black Hills.

Air Service is available at the Philip Municipal Airport, and regional flight service is available just over an hour away at Rapid City, SD. Philip provides healthcare services, a K12 public school, a strong agricultural economy, and a host of local businesses. Outdoor recreational attractions include Lake Wagoner, several parks, and plenty of hunting and fishing opportunities.

Interstate 90 Access: Exit 143 (14 miles north) or Exit 112 (28 miles east)

Approximate distances to areas of interest:

- Kadoka, SD (22 miles)
- Midland, SD (27 miles)
- Wall, SD (31 miles)
- Faith, SD (82 miles)
- Rapid City, SD (86 miles)
- Pierre, SD (87 miles)

Hunting:

The wildlife is abundant and range from big game to game birds. Over the years, many trophy whitetail and mule deer have been taken, while the springy draws and upland cover provide exceptional habitat for game birds such as pheasant and grouse.



Water:

The **North Unit** has an existing well which services the Headquarters corrals as well as two other livestock water tanks. There is also rural water available through the West River Lyman-Jones Water System, part of the Mni Wiconi Water supply Project Stemming from the Missouri River.

The **South Unit** has the year round live Bad River running through the property. The river bottom provides a source of cover and water for both domestic and wildlife such as game birds, deer, beaver, coyotes, raptors and livestock. There is an existing water tank that is fed from the well on the North Unit.

With tremendous water and cover, both Units are benefited and lend themselves as perfect livestock wintering grounds along with harboring many types of game for the avid hunter/trapper.

Operation:

North Unit

The North Unit parallels US Highway 14 for approximately 1 mile. Situated in the middle of the property just off the highway is the “Headquarters” with large continuous fenced lot encompassing a 60’x120’ Morton Pole Barn and working corrals.

There is a good mix of grazing, brushy cover and hay fields on the North Unit. Currently, approximately 66 acres are in hay production with the balance being Headquarters and grass. The timberlined creek and brush provide exceptional wildlife habitat



South Unit

The South Unit affords you the supreme hunters paradise with the breaks of the Bad River and its wealth of grass and cover. Long ridgetops extend northward from the South end of the property giving way to lowland hay fields covering approximately 143 acres of current hay production. Deer, turkey, pheasant, grouse, coyotes, beaver, raccoon, and a host of other wildlife species can be found on these fields lining the banks of the Bad River.

With the hay production, and outstanding grazing benefits from the South Unit, this is a property that has eye appeal and real management value.

Access:

Access to the property is superb and provided by Powell Rd to the West, and the adjoining US Hwy 14 to the North. The Powell Road Ranch is conveniently located just a few minutes east of the small town of Philip, SD.

Price:

The East Powell Road Ranch is offered as One Entire Unit for the price of \$1,300,000.

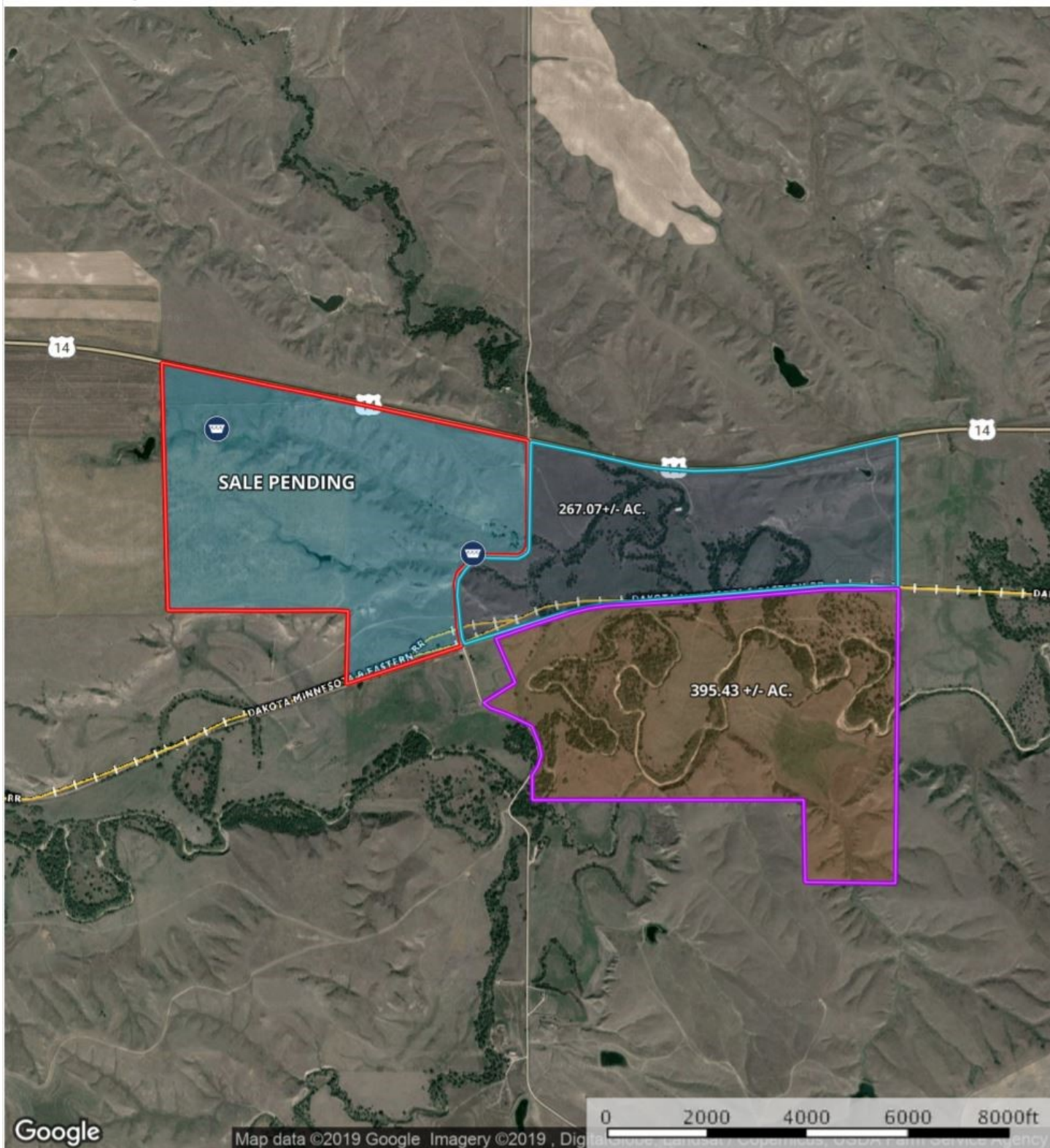
Units may also be bought separately as follows:

North Unit 267+/- Acres - With improvements, creek-bottom and hay-land at **\$599,000**

South Unit 395+/- Acres - With river, timber, and hay-land at **\$770,000**

For more information, photos and video on this remarkable property log on to HewittLandCompany.com and let us know how we can be of service.

Bad River Property
Haakon County, South Dakota, AC +/-





View the Interactive Maps and More Online!

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Contact

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