



## *Stirling Ranch*

Newell, SD | Butte County  
160 Acres | \$535,000





### Location:

Set along the banks of Horse Creek approximately 5 miles Northwest of Newell, South Dakota, the Stirling Ranch offers a versatile operation, with ability to accommodate a number of different operating practices. The 160-acre property has 101.2 classified irrigable acres sourced by the Belle Fourche Irrigation District, with the balance in grass and improvements. County road access' the Southern and Western boundaries of the property, with Horse Creek meandering along the Eastern edge.

### Locale:

Newell, South Dakota is a small community that finds itself in the transition ground of irrigated farm land and good western South Dakota grass lands. In Newell are your basic needs businesses such as, a grocery store, mechanic shop, hardware store, k-12 school, cafes, and convenience store gas stations. A short hour drive south is Rapid City, which provides easy access to all of the necessary amenities of country living. Rapid City has a regional airport, big name implement dealerships, many grocery and home goods stores, as well as a range of entertainment options. Also close by are Spearfish, Sturgis, Belle Fourche, and the great Black Hills area for beautiful scenery and unmatched recreational benefit.



### Improvements:

Improvements on the Stirling Ranch are exceptional. The 2012 model home is a pre-manufactured 2250 square foot home. There are 3 Bedrooms, 2 baths, laundry room/porch, and an office area that could easily double as an additional bedroom. The Master Suite is spacious with a huge walk-in closet area and full bathroom with tub, shower and vanity. The main floor plan is open with living area and kitchen. The homes has new windows, siding and roof (2018 – 2019)

The Stirling Ranch is well outfitted with shop and barns. The main shop is 42'x56' pole barn style building built in 2015. There is a 30'x42' pole barn built in 2017 with attached 60'x80' calving barn. All of the outside structures are in excellent condition and in working order.

### Water:

Water for both domestic and livestock use is provided through the Butte Meade Rural Water System. This has historically been a very reliable and affordable system. Irrigation water is furnished to the property via the Belle Fourche Irrigation District, a low-cost irrigation system.

### Taxes:

Real Property taxes (based on 2018 taxes) \$2,514.60.

Irrigation Assessment (based on 2018 assessment) \$2,483.50





### Legal Description:

Township 9 North Range 5 East BHM, Butte County, South Dakota  
Section 9; SW4 (160 Acres)

### Operation:

The current use for the Stirling Ranch serves as a wintering headquarters for a cow-calf operation. Approximately 80 acres have been utilized in recent years as irrigated feed production acres, with 50 acres currently planted to alfalfa. The property is configured in such a way as to allow for the addition of a center pivot irrigation system, should a new owner choose.

### Fences:

Fences on the property are in outstanding condition with 75% being no more than 8 years old. Corrals at the headquarters are of pipe and continuous fence construction.

### Price:

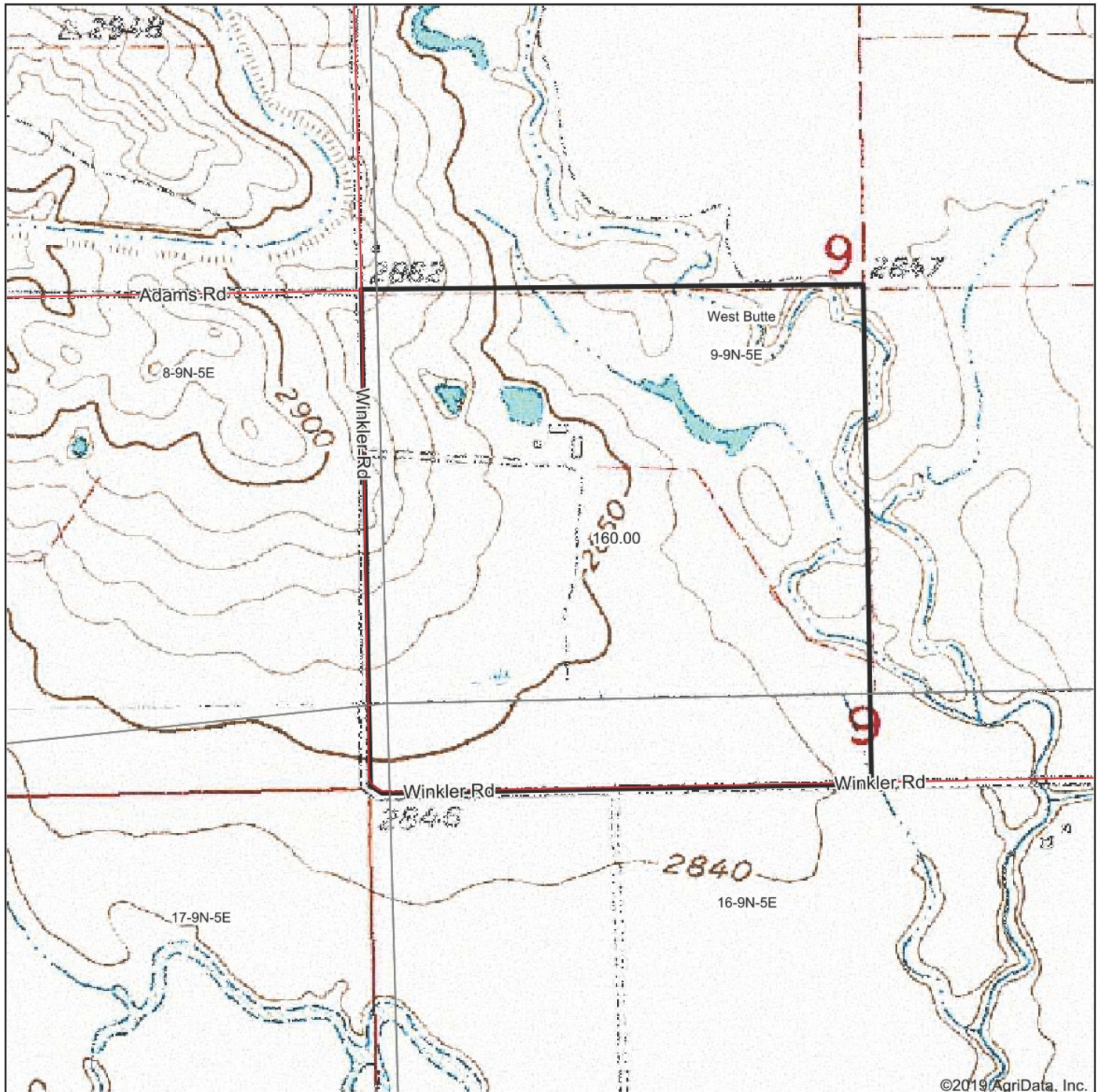
The Stirling Ranch is priced at a very reasonable \$535,000







## Topographical Map:



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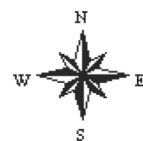
map center: 44° 45' 7.88, -103° 31' 24.55

0ft 817ft 1634ft



Maps Provided By:  
 **surety**  
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**9-9N-5E**  
**Butte County**  
**South Dakota**

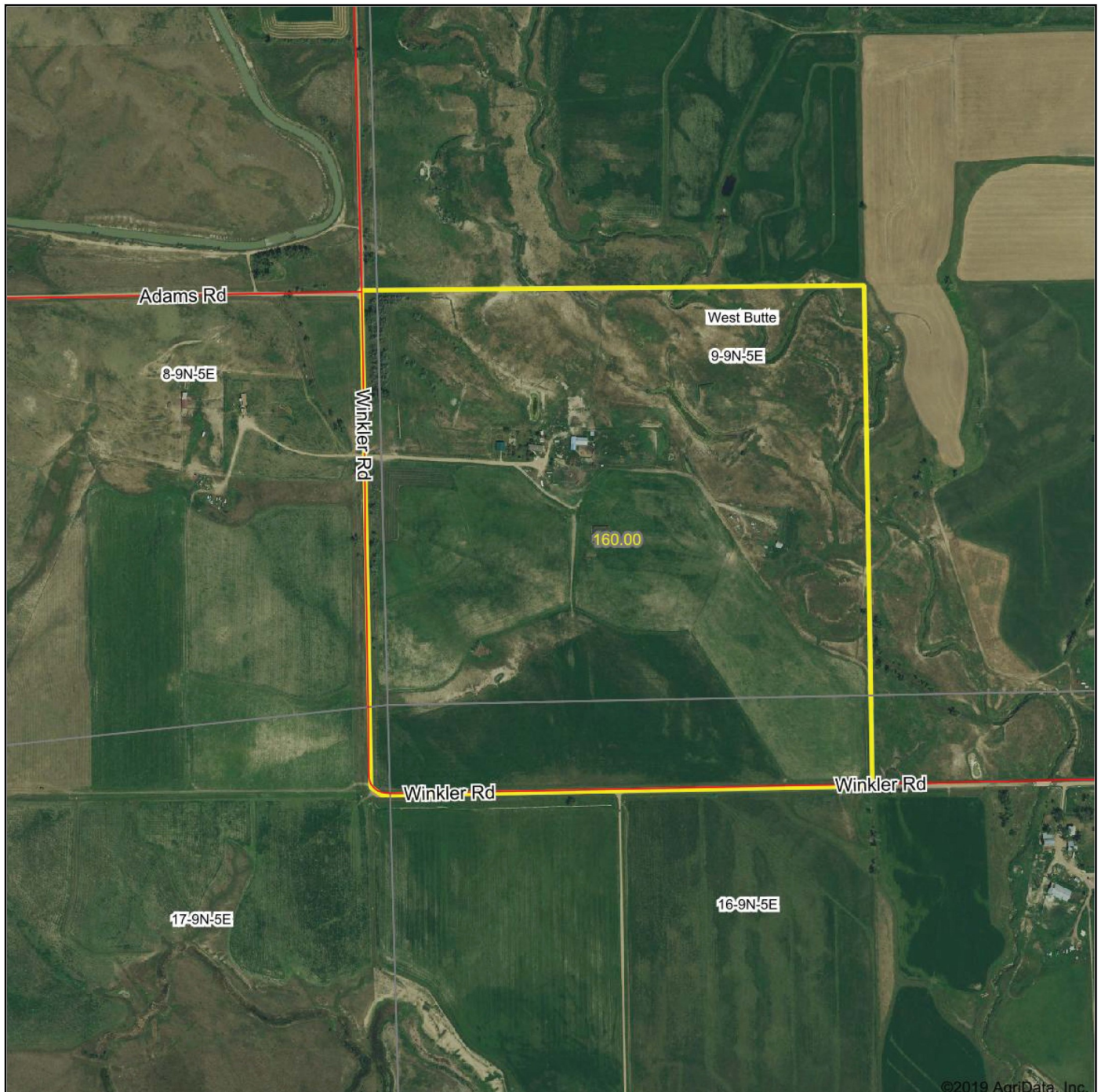


3/18/2019





## Aerial Map:



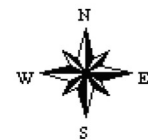
Maps Provided By:



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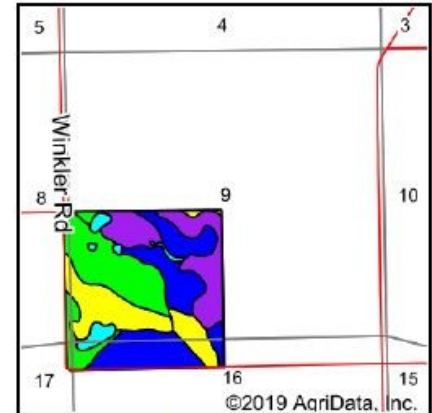
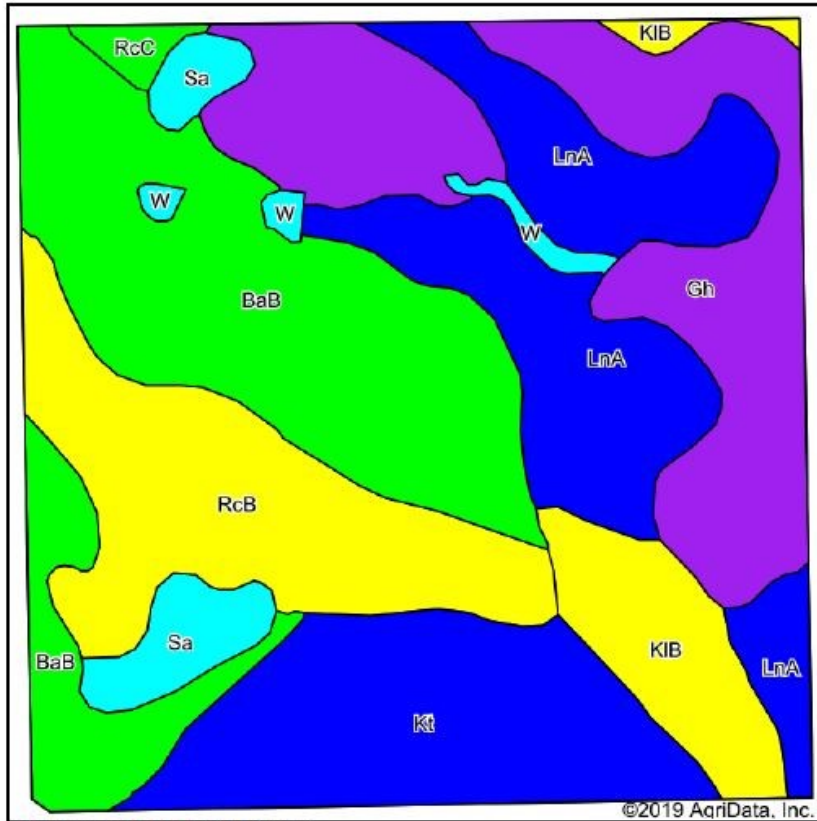
**9-9N-5E**  
**Butte County**  
**South Dakota**



3/18/2019



# Soils Map:



State: **South Dakota**  
 County: **Butte**  
 Location: **9-9N-5E**  
 Township: **West Butte**  
 Acres: **160**  
 Date: **3/18/2019**



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Soils data provided by USDA and NRCS.

Area Symbol: SD019, Soil Area Version: 22

Cod e	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay Irrigated	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
BaB	Baca silty clay loam, 2 to 6 percent slopes	39.49	24.7%		IIIe		43		45	20	29	45	0
Gh	Glenberg and Haverson soils	30.93	19.3%		VIw		34		28	15	22	28	0
LnA	Lohmiller silty clay loam, 0 to 2 percent slopes	27.42	17.1%		IIIc	IIIe	68	4	34	14	23	34	9
RcB	Razor silty clay loam, 2 to 6 percent slopes	22.45	14.0%		IVe		57		19	9	17	19	0
Kt	Kyle clay, terrace	21.51	13.4%		IVs	IVs	65		20	8	16	20	0
KIB	Kyle clay, 2 to 6 percent slopes	9.75	6.1%		IVe		51		25	10	19	25	0
Sa	Sage-Slickspots complex, 0 to 15 percent slopes	5.50	3.4%		VIIIs		4		0	0	0	0	0
W	Water	1.74	1.1%		VIII		0			0	0	0	0
RcC	Razor silty clay loam, 6 to 9 percent slopes	1.21	0.8%		IVe		46		19	8	17	19	0
Weighted Average							49.2	0.7	*n 29.4	*n 13.2	*n 21.2	*n 29.4	*n 1.5

\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





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## Contact

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