



Tres Crosses Grassland

Newell, SD | Butte County
1,348 Acres | \$940,000





Location:

The grassland parcel is located 6 miles north of Newell, SD lying along the East side of Highway 79. Newell is an area with an abundance of livestock operators and farming industry. Newell is in a 135 day growing season, with moderate winters and a 15.77 inch annual rainfall average, allowing a wide arrangement of crop growth possibilities and creating a formidable environment for raising livestock.

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.



Operation:

The Tres Crosses Grassland is comprised of 1,348 deeded acres along with 80 BLM acres, bringing the total to 1,428 acres. Presently fenced as one unit, this grass has historically been used for cow calf pairs in various phases of the seasons. A number of good draws provide some cover, and with Highway 79 access along the entire west end of the property, this operation can work as a winter grazing unit, or an outstanding summer pasture. Carrying capacity is owner operated at around 110-125 pair during a 6 month season.

Water:

This property has exceptional water availability with a pipeline supporting 3 water tanks supplied by the Butte Meade Rural water system, as well as 7 stock dams.

Fences:

Fences on the Tres Crosses grass are in exceptional condition, with most of them consisting of a six barbed wire fence, and half of the fence line being only a few years old.

Taxes:

2015 Taxes: \$1,780.98



Aerial Map:



Price:

The Tres Crosses Grassland is priced at a very reasonable \$940,000



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Contact

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