



## *Bliss Ranch*

Lemmon, SD | Perkins County  
1,962.92 Acres | \$2,350,000



### *Executive Summary:*

The Bliss Ranch is comprised of 1,962.92 well-balanced acres and is in immaculate condition! The ranch is located in some of the best grass country in the northern plains and features an impeccable set of HQ improvements, several wells along with an extensive pipeline system and 700+/- acres of highly productive tillable, currently used in feed production. Additionally, the ranch is a holder of 370+/- AUM's in the Grand River Grazing Association.



### Location:

The Bliss Ranch located in northwestern South Dakota, between the vibrant agricultural towns of Lemmon, SD and Hettinger, ND. The ranch is accessed by well maintained Perkins County gravel roads only 8 miles off the newly paved US Hwy 20.

Property Address: Bliss Ranch, 17544 103rd St., Hettinger, ND 58639-8627

The area surrounding the ranch is steeped in agricultural production and Local livestock markets, feed-yards, Schools, banks, hardware stores, equipment dealers, churches and restaurants are all within a few minutes' drive.

### Improvements:

The Bliss Ranch is very well improved.

The residence features 4 bedrooms, 2.5 baths and is a 1,956 sq ft brick ranch style Home with full basement and attached insulated and heated 2-car garage.

The outbuildings include a:

32x62' hip roof Barn (w/steel siding) with 23x62' lean to  
41x101' Quanset Shop (concrete floor)

A full set of pipe and continuous fence corrals and sorting pens along with extensive, mature shelterbelts and large livestock pens round out the HQ improvements.

The Headquarters are attractive and in immaculate condition!

The ranch is fenced and cross-fenced, the fences are in good to excellent condition providing for effective grazing management.

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## Operation:

The ranch has historically been operated as a year-around Cow/calf enterprise, carrying some 175 -200 head. The grass production is outstanding and the tillable acreage is comprised mostly of CL II Reeder-Lantry loams and Regent-Dalgum and Savage silty loams with gentle slopes. The tillable is currently used as feed production providing an ample quantity of winter feed for the ranch.

Additionally, the Ranch is currently a member of the Grand River Grazing Association and holds an allocation of 370+/- aum's in the Grasslands. The allocation is in the form of 72 C/c pairs and 3 bulls for the grazing season. *Application process and approval are required for transfer.*

## Water:

The Bliss Ranch is exceptionally well watered with several electric wells, a windmill and extensive waterline system with over a dozen tanks and hydrants and several well placed reservoirs and 'springy' draws on the property. The Perkins County Rural Water System also crosses the property.

## Topography:

The topography on the Bliss Ranch ranges from gently sloping hay meadows to steep and rocky hills and buttes. The elevation of the ranch ranges from 2,650' to 2,850' with most of the tillable in the middle of the range.





## Wildlife:

The ranch is home to all the species of wildlife one would expect to see in the Northern Great Plains, including; deer, pronghorn, grouse, pheasants, coyote and raptors.

## Acreage:

Total Acreage: 1,962.92+/-

## Taxes:

\$9,664.24

## Legal Description:

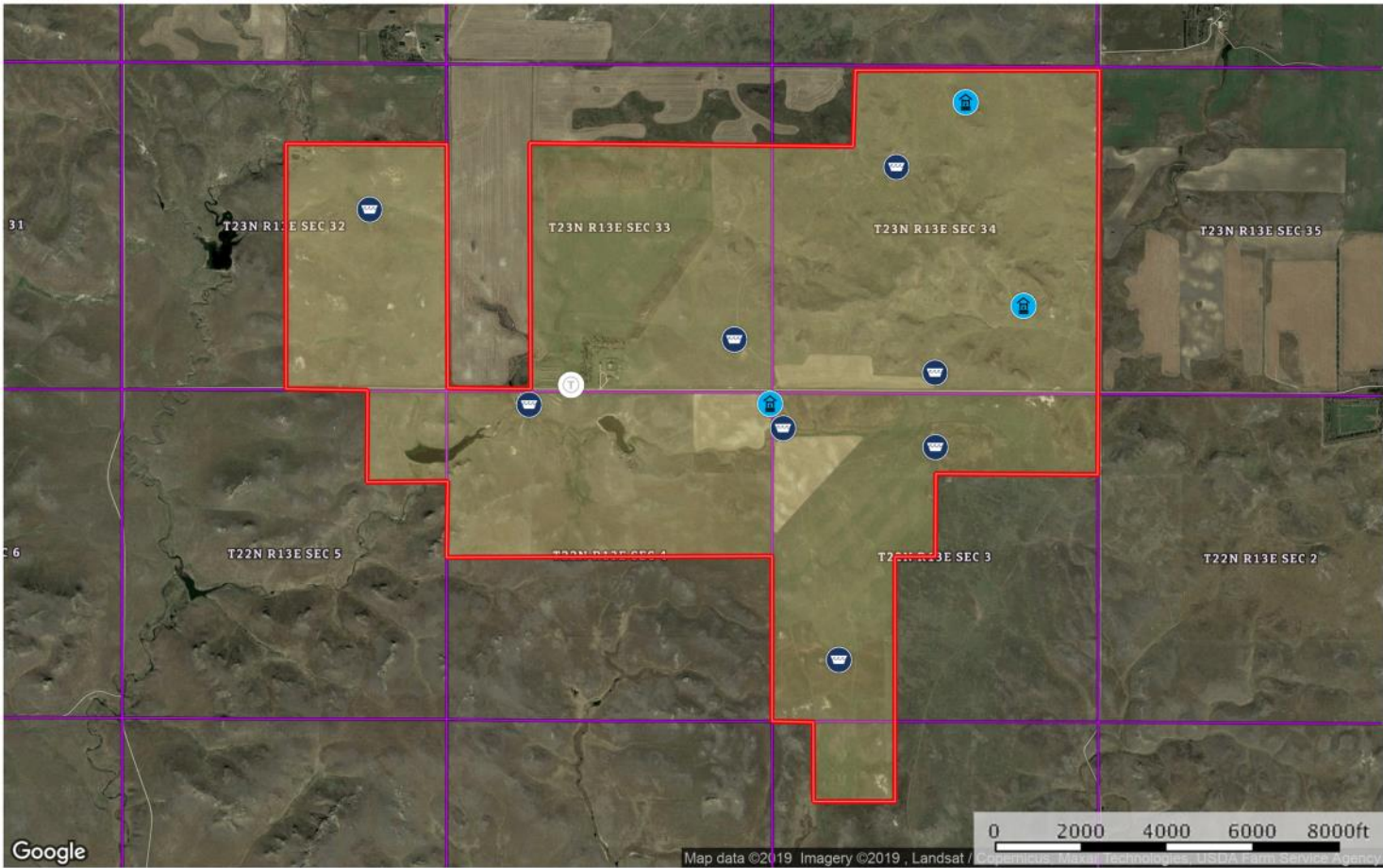
<b><u>TOWNSHIP 22 NORTH, RANGE 13 EAST PERKINS COUNTY, SD</u></b>	<b><u>Acres</u></b>
Sec. 03; N2NE4, W2SW4, W2E2SW4, NW4	361.12
Sec. 04; NE4NE4, NW4NW4, NE4NW4, S2NW4, NW4NE4, S2NE4	321.44
Sec. 05; NE4NE4,	40.36
Sec. 10; E2NW4NW4, W2NE4NW4,	40.00
 <b><u>TOWNSHIP 23 NORTH, RANGE 13 EAST, PERKINS COUNTY, SD</u></b>	
Sec. 32; S2NE4, SE4,	240.00
Sec. 33; SE4, E2SW4, S2NE4, SE4NW4,	360.00
Sec. 34; SW4, E2NW4, SW4NW4, SE4, NE4	<u>600.00</u>
	1,962.92

## Price:

The Bliss Ranch is priced to sell at \$2,350,000. USD

# Aerial Map:

Bliss Ranch  
Perkins County, South Dakota, AC +/-



Well Water Tank Hydrant Boundary

Hewitt Land Company  
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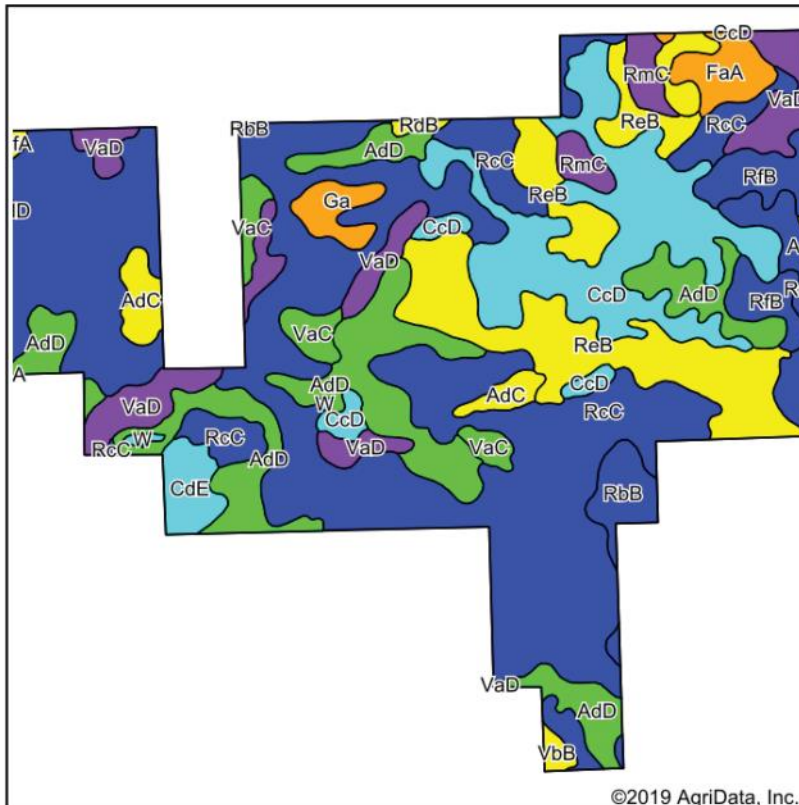
The information contained herein was obtained from sources deemed to be reliable. Maplight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



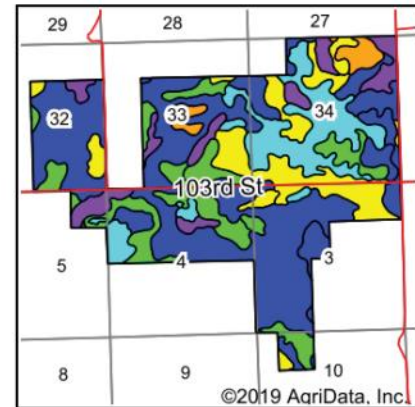
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# Soils Map:



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Perkins**  
 Location: **4-22N-13E**  
 Township: **Castle Butte**  
 Acres: **1966.84**  
 Date: **9/9/2019**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: SD105 Soil Area Version: 18										
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
RcC	Reeder-Lantry loams, 2 to 9 percent slopes	849.60	43.2%		Ile	66	22	10	20	20
AdD	Amor-Cabba loams, 9 to 15 percent slopes	249.88	12.7%		IVe	40	16	8	15	16
CcD	Cabba and Wayden stony soils, 2 to 25 percent slopes	239.79	12.2%		VIIIs	5	8	4	6	8
ReB	Regent-Daglum complex, 2 to 6 percent slopes	211.44	10.8%		Ile	53	24	10	23	20
VaD	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	115.25	5.9%		VIle	32	16	8	15	15
RfB	Regent-Savage silty clay loams, 3 to 6 percent slopes	55.88	2.8%		Ile	79	26	11	24	25
AdC	Amor-Cabba loams, 6 to 9 percent slopes	47.98	2.4%		IIIle	53	19	9	18	19
VaC	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	34.38	1.7%		IVe	40	16	9	16	15
FaA	Farnuf loam, 0 to 2 percent slopes	32.20	1.6%		IIc	84	37	16	31	37
RbB	Reeder-Amor loams, 2 to 6 percent slopes	32.10	1.6%		Ile	79	24	11	24	21
RmC	Rhoades-Daglum-Rhoades, severely eroded complex, 0 to 9 percent slopes	28.89	1.5%		VIIs	22	8	3	4	8
CdE	Cohagen-Vebar complex, 15 to 40 percent slopes	28.16	1.4%		VIIle	12	9	5	9	9
Ga	Grail silt loam	22.89	1.2%		IIc	93	40	18	32	40
VbB	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	6.11	0.3%		IIIle	63	23	12	21	23
BfA	Belfield-Rhoades complex, 0 to 2 percent slopes	5.50	0.3%		IIIs	60	27	10	20	27
RdB	Reeder-Rhoades loams, 2 to 6 percent slopes	3.86	0.2%		Ile	57	21	9	21	18
W	Water	2.93	0.1%		VIII	0		0	0	0
Weighted Average						50.7	*n 19.4	*n 8.9	*n 17.7	*n 18

\*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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For more information and to schedule a showing, contact:

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