



Red Rocks Farm

Vale, SD

240 Acres / \$650,000





Red Rocks Farm

Vale, SD | 240 Acres | \$650,000



Executive Summary:

The Red Rocks Farm is located a short 10 minutes drive south of Newell, South Dakota lying east of Highway 79, just off of the Butte County maintained gravel road, Wilson Cemetery Road. The property boasts 240 total deeded acres, 128 of which are irrigated under two Reinke center pivots. The remaining 112+/- acres are taken up with the headquarters location, drainages, and a wonderful meandering Horse Creek, which traverses across the north end of the property. Horse Creek is a year-round fresh water source and adds value with a permitted pumping station for irrigation purposes.



Improvements:

There is currently no home on the property, but water and power are readily plumbed in to where the original home was. Additionally; there is an existing 39'x75' Machine shed, a 25'x35' pole barn, and another storage shed measuring 18'x74'.

The two pivots are in excellent working condition with one being nearly new at 4 years old, and the other was installed in 2006.





Water:

There is currently water taps on the property for Butte-Meade Rural Water for both; livestock and domestic use. The irrigation water is primarily supplied by the Belle Fourche Irrigation District, which feeds both pivots. There is an additional backup system to pump water out of Horse Creek into the irrigation system as well.



Taxes/Irrigation Assessment:

2019 real estate taxes: \$1,978.66

2019 irrigation charges: \$3,310.24 +/-



Legal:

Township 8 North Range 6 East, BHM Butte County, SD

Section 15: SE4NW4 Less 3.3'

Section 15: SW4NW4, W 3.3' SE4NW4 SW4



Price:

The Red Rocks Farm is reasonably priced at \$650,000 US Dollars.



Red Rocks Farm- Aerial Map

Vale, SD | 240 Acres | \$650,000

Red Rocks Farm
Butte County, South Dakota, AC +/-

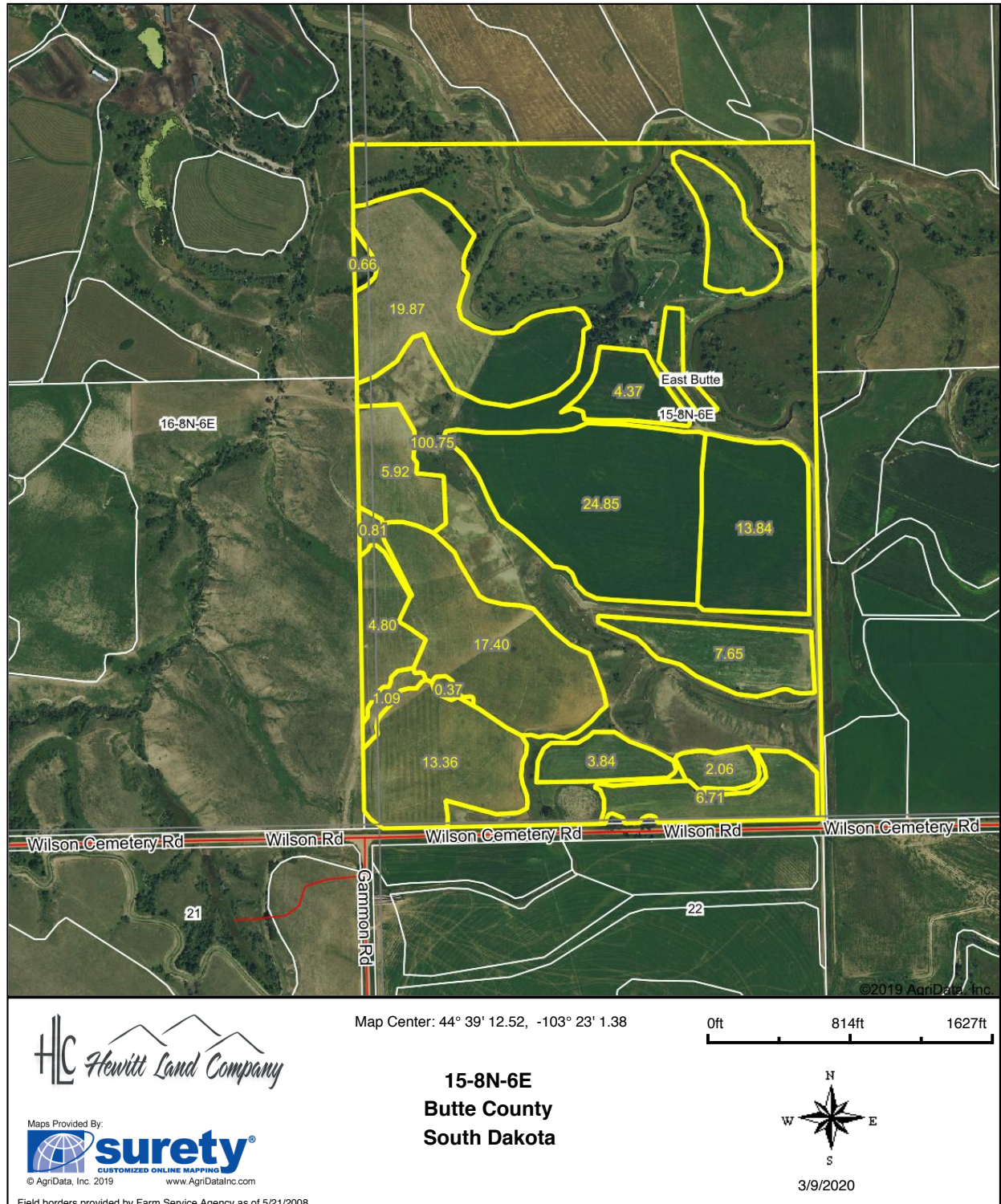


Pin Boundary

Hewitt Land Company
P: (605) 791-2300 info@hewittlandcompany.com 8333Arapahoe Drive, Fremont SD,

This information originates from data obtained from sources deemed to be reliable. Hewitt Land Company makes no warranty or representation as to the accuracy or completeness of this information.

Red Rocks Farm- Field Size



Red Rocks Farm- Water Pumping Permit

SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT & NATURAL RESOURCES

PROTECTING SOUTH DAKOTA'S TOMORROW...TODAY!

Menu

SubMenu

Search Results for South Dakota Water Rights

 Search Again

Permit No:	Status:	Link:			
484-1	LICENSE	PDF image of permit/right file			
Name/Business:	County:	Type of use:	Priority Date:		
GARY N OR KATHLEEN M STEELE	BUTTE	IRRIGATION	7/11/1960		
Pump Rate (cubic feet of water per second):			If Irrigation (acres):		
1.71			120.5		
Legal Description:	Basin:			Source:	
SW1/4NW1/4 Sec. 15 T8N-R6E	BELLE FOURCHE RIVER BASIN			HORSE CREEK	

Comments:

TRANSFERRED 5-23-94 FROM DENNIS BECKHAM TO JAY & ANITA DELAMETER TRANSFERRED 2-20-96 FROM JAY & ANITA DELAMETER TO ANITA FETTIG TRANSFERRED 11-2-2006 FROM ANITA FETTIG TO RED ROCK FARMS LLC TRANSFERRED 3-24-2014 FROM RED ROCK FARMS LLC TO GARY N OR KATHLEEN M STEELE

Kristi Noem, Governor

Hunter Roberts, Department Secretary

Vicki Murray, Executive Assistant

605.773.5559 - fax 605.773.6035

Email SD DENR

Division of Environmental Services

Air Quality
Drinking Water
Feedlot Permit

Minerals & Mining
Surface Water Quality
Waste Management

Red Rocks Farm- Water Pumping Permit

SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT & NATURAL RESOURCES

PROTECTING SOUTH DAKOTA'S TOMORROW...TODAY!

Menu

SubMenu

Search Results for South Dakota Water Rights

 Search Again

Permit No:	Status:	Link:			
1850-1	LICENSE	PDF image of permit/right file			
Name/Business:	County:	Type of use:	Priority Date:		
GARY N & KATHLEEN M STEELE	BUTTE	IRRIGATION	8/15/2005		
Pump Rate (cubic feet of water per second):			If Irrigation (acres):		
0.3			60		
Legal Description:	Basin:			Source:	
E1/2SE1/4 Sec. 16 T8N-R6E	BELLE FOURCHE RIVER BASIN			RUNOFF	

Comments:

WATER SOURCE MAY NOT BE RELIABLE. WATER FROM INDIAN CREEK LATERAL IS DIVERTED INTO THE DRAINAGE PROPOSED FOR THIS PERMIT ONLY TO RELIEVE DAMAGING EXCESS WATER IN THE LATERAL OPERATED BY THE BELLE FOURCHE IRRI DIST. PERMIT DOES NOT GRANT ANY AUTHORITY TO MAKE A DIVERSION FROM INDIAN CREEK LATERAL. PERMIT HOLDER SUBMITTED SAMPLE QUESTIONNAIRE FORM WITH NOTATIONS THAT HE IS COMPLETED WITH SYSTEM. HE INCLUDED PICTURES OF HIS SYSTEM AND HOW IT LOOKS OPERATING TRANSFERRED 12-3-2012 FROM TED HEIDRICH TO GARY N & KATHLEEN M STEELE

Kristi Noem, Governor

Hunter Roberts, Department Secretary

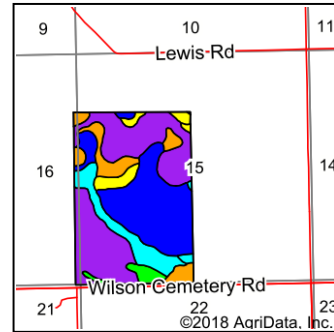
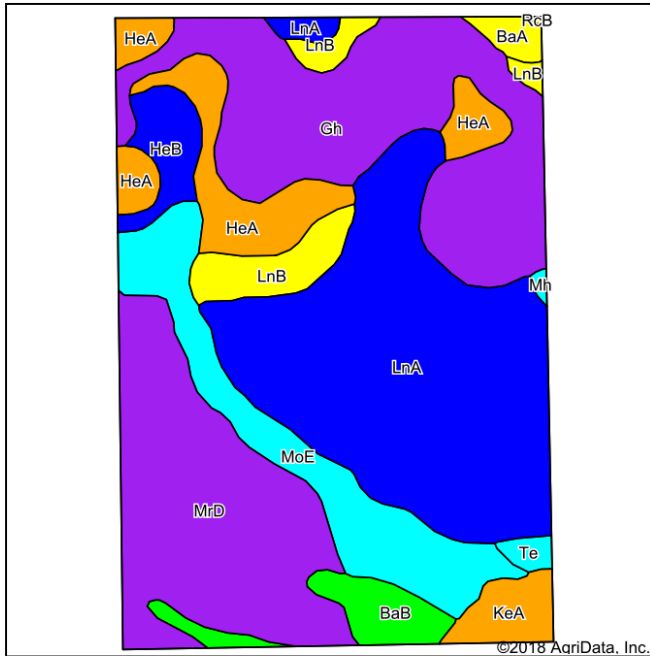
Vicki Murray, Executive Assistant

605.773.5559 - fax 605.773.6035

Email SD DENR

Division of Environmental Services

Red Rocks Farm- Soils Map



State: South Dakota
County: Butte
Location: 15-8N-6E
Township: East Butte
Acres: 235.35
Date: 6/19/2018



Area Symbol: SD019, Soil Area Version: 21														
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class °c	Irr Class °c	Productivity Index	State Productivity Index	Alfalfa hay Irrigated	NCCPI Overall	NCCPI Corn	NCCPI Small Grains	NCCPI Cotton	
LnA	Lohmiller silty clay loam, 0 to 2 percent slopes	68.95	29.3%		IIIc	IIIe	68	37	4	34	14	23	9	
Gh	Glenberg and Haverson soils	49.08	20.9%		VIW		34	19		24	15	22	0	
MrD	Midway-Razor silty clay loams, 3 to 15 percent slopes	43.66	18.6%		VIe		29	16		12	6	11	0	
MoE	Midway silty clay loam, 6 to 25 percent slopes	24.10	10.2%		VIe		8	4		7	4	7	0	
HeA	Haverson loam, 0 to 2 percent slopes, rarely flooded	18.13	7.7%		IIIc		81	45		34	12	21	9	
LnB	Lohmiller silty clay loam, 2 to 6 percent slopes	9.25	3.9%		IIIe		60	33		33	14	23	9	
BaB	Baca silty clay loam, 2 to 6 percent slopes	7.34	3.1%		IIIe		43	24		44	20	29	0	
HeB	Haverson loam, 2 to 6 percent slopes	5.97	2.5%		IIIe		76	42		35	17	21	9	
KeA	Keith silt loam, 0 to 2 percent slopes	5.09	2.2%		IIIc		91	50		52	23	34	0	
BaA	Baca silty clay loam, 0 to 2 percent slopes	2.06	0.9%		IIIc		50	28		45	20	29	0	
Te	Lismas-Shale outcrop complex, 25 to 50 percent slopes	1.32	0.6%		VIIe		8	4			1	2	0	
Mh	Aquolls	0.34	0.1%		VIIIW		5	3		2	1	2	0	
RcB	Razor silty clay loam, 2 to 6 percent slopes	0.06	0.0%		IVe		57	31		19	9	17	0	
Weighted Average							47.6	26.1	1.2	25.6	12	19.1	3.9	

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

For more information or to schedule a viewing, please contact:

Tanner Hewitt: tanner@hewittlandcompany.com | (605) 490-7952

JD Hewitt: jd@hewittlandcompany.com | (605) 347-1100