



Johnson Property

20492 Crook Mountain Rd., Whitewood, SD

Lawrence County, SD

228 Acres / \$1,460,000





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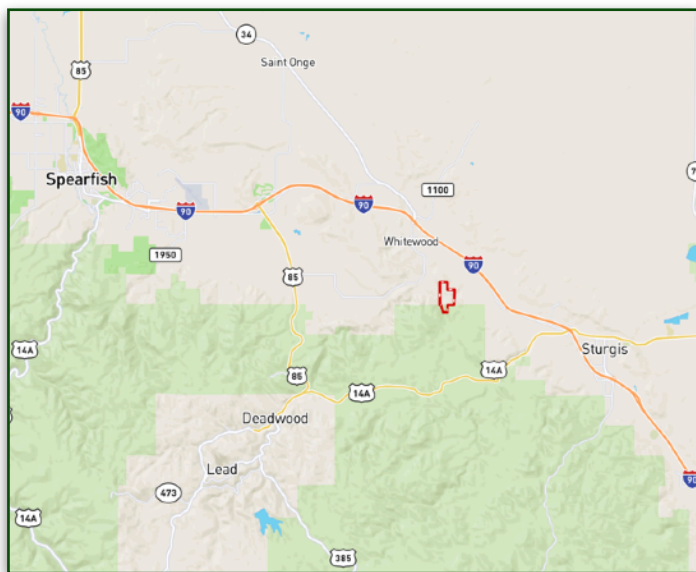


Location:

The Johnson property is located 2.5 miles south of Whitewood, South Dakota near the notable landmark referred to as 'Crook Mountain'. The property is situated next to and accessed by Crook Mountain Rd., a short distance off Crook City Rd.

Nearby Locations:

- Spearfish- 15 mi.
- Lead- 15 mi.
- Sturgis- 11 mi.
- Rapid City- 39 mi.
- Gillette, WY- 108 mi.
- Chadron, NE- 142 mi.
- Dickinson, ND- 201 mi.





Locale:

Since the gold rush days of the late 1870's, following Custer's Expedition, the Northern Black Hills of South Dakota have been a destination of folks in a variety of pursuits. Aspiring to business, ranching, logging, exploration, recreation or retirement, they have migrated to the area and found open spaces, a moderate climate, friendly faces and fulfilled expectations.

This property is situated 15 miles from Spearfish, SD (population 11,000). Spearfish is located along the beautiful Spearfish Creek and home to Black Hills State University, and many eclectic shops and stores. Historic Deadwood, situated 12 miles away and the Legendary town of Sturgis, SD, 11 miles to the southeast, provide the area with ample variety in character and history.

The local area is rich in history. Nearby Crooks (current population 1,370) once boasted of a population of 10,000 during the time of the Gold Rush, extending up and down Whitewood Creek. When the railroad extended north, bypassing Crook City, the town of Whitewood began. Founded in 1888, it centered around the railroad and prospered as a shipping point for locally produced livestock, wool, fruit, and milled grain. Today Whitewood is home to nearly 1,000 residents.

Air service is available at the Spearfish Municipal Airport, an instrument rated airfield with a 6,400' paved runway. Regional flight service is available within an hours' drive at Rapid City, SD. Rapid City is the second largest city in South Dakota and offers all types of shopping, fine and casual dining, medical facilities and industry



Topography:

The property runs from a draw heavily timbered in oak and aspen that serves as a tributary to Whitewood Creek, to high pine studded ridges with sandstone outcroppings to large parklike meadows which overlook the Whitewood Valley below. The property ranges from approximately 3900' to 4200' in elevation with the majestic Crook Mountain at a height of 4858' in the immediate foreground. The legendary Bear Butte, Spearfish Mountain, and Terry Peak can all be seen in the distance. The property provides fantastic natural habitat for wildlife and has served as a home to a variety; from wildcats to raptors and from bluejays to whitetail.

Water:

The main source of domestic water is provided by an 800' permitted well which is set to pump 20 gpm with a 5hp *grundfos* pump. There are numerous other wells located on the property which are used in connection with the geo-thermal heating and cooling system in the residence. Additionally, there is a shallow well located near the north boundary of the property which services a rubber tire tank for game and livestock.



Improvements:

The improvements on the Johnson property are extensive and in immaculate condition. Anchored by the nearly 6,000 sqft custom built residence, with features including:

- 4 bedroom, 3 ½ bath
- Main floor Master/ on suite
- Large main floor chefs kitchen w/ subzero fridge
- Granite countertops – large island
- Vaulted ceilings
- Main level Dining, Family room
- Two fire places (Swedish tile KakaLugn)
- Main level office/study
- Wood, Title and Carpet flooring
- Finished walkout basement
- Large lower level family room
- Exercise room
- Floor to ceiling windows
- Attached 2 car garage
- Sunroom
- Tile roof
- Geo-thermal heating/cooling
- Back-up generator

This home was constructed by Lage Development and is in immaculate condition with too many features to detail.

OUTBUILDINGS:

- 40x60 heated shop w/Tack-room (220V)
- 20x30 Hay barn
- Outdoor riding arena (sand)
- Fenced





Access:

Crook Mountain Rd is a US Forrest Service Rd. and is maintained by the USFS but opened in the winter months by the local residents. The driveway into the property is well graveled with a southern exposure.



Taxes:

The 2019 Real Estate taxes on the property are \$6,552.34.

Price:

This Johnson Property is priced in its entirety at \$1,460,000.

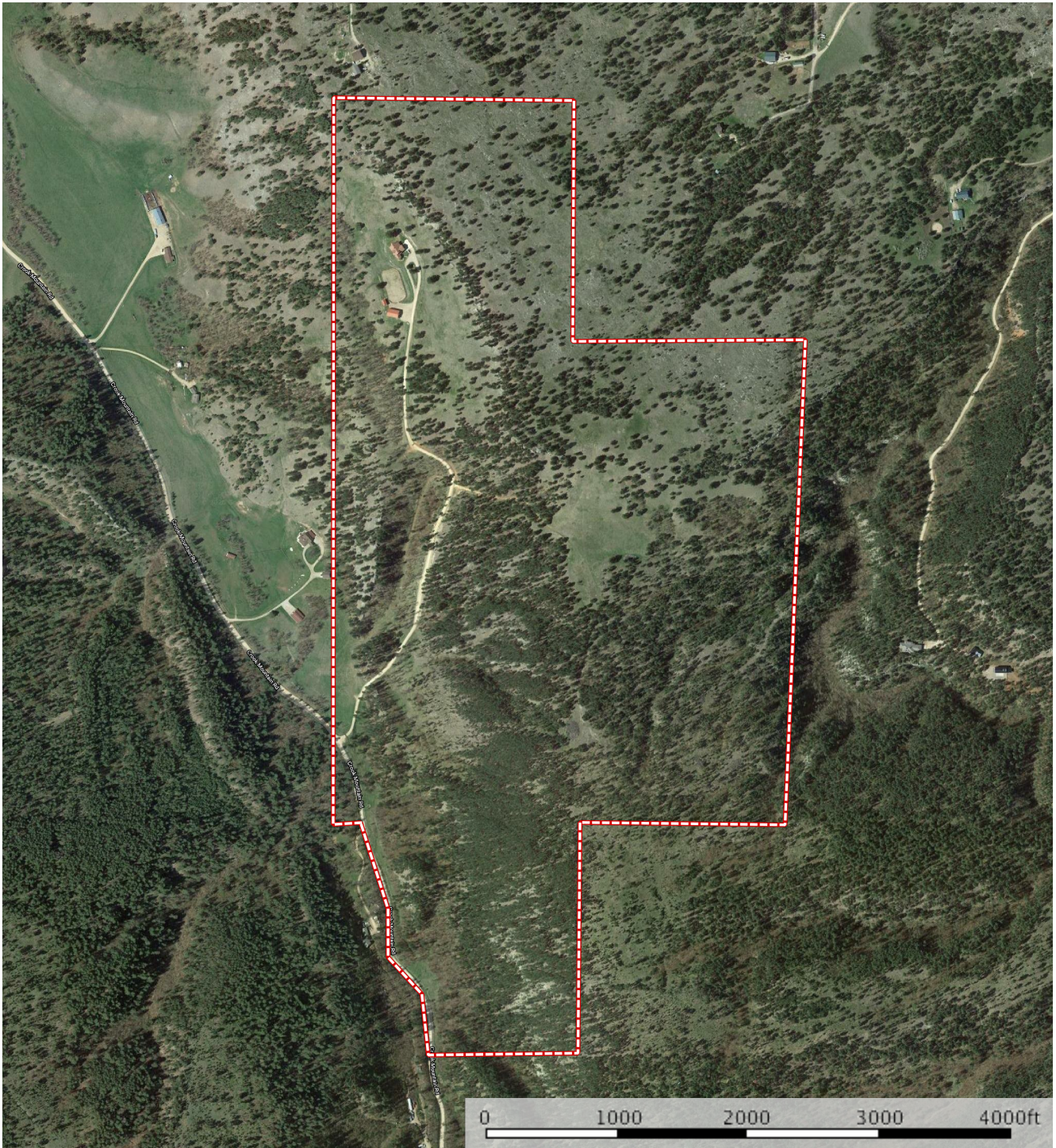




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LEGAL DESCRIPTION EXHIBIT A

TOWNSHIP 6 NORTH, RANGE 4 EAST; BHM LAWRENCE COUNTY, SD	ACRES
Section 34: SW $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$	200.00
TOWNSHIP 5 NORTH, RANGE 4 EAST; BHM LAWRENCE COUNTY, SD	
Section 3: Crook Mtn Estates #1 Tract B	28.47
TOTALS	228.47

Broker's Comments:

The Johnson property is one of only a handful with the size, access, stunning scenery, timber, and executive custom designed home built by true craftsmen that even exist in the Northern Black Hills. No effort has been spared and nothing left undone. The property is private yet accessible, protected yet with indescribable view sheds! If you're in the market for a private enclave with executive home amenities, give careful consideration to the Johnson Ranchette at Whitewood SD!

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

JD Hewitt: jd@hewittlandcompany.com | (605) 791-2300