



Shape Up Ranch

Hot Springs, SD | Fall River County
26.74 Acres | \$285,000



Executive Summary:

The Shape Up Ranch lies in a beautiful setting at the base of the 7 Sisters Range in the Southern Black Hills of South Dakota. The property features a nice home, Coverall livestock shed, steel corals, private well, and beautiful views.



Location:

The Shape Up Ranch is situated just a few minutes south Hot Springs, at the foot of the Seven Sisters Mountain Range of the Black Hills of South Dakota. The Ranch is accessed by East Cascade Rd. just 1 ¼ mile off SD Hwy 471.

Hot Springs is located at the southern edge of the Black Hills, about 50 minutes south of Rapid City via Highway 79 and an hour south of Mt. Rushmore via Highway 385. If you're coming from Nebraska, Wyoming or Colorado, Hot Springs is located along SD-18 and SD-71.

Locale:

The community of Hot Springs has been called "the Southern Gateway to the Black Hills" because of its native charm, temperate year-round weather, outdoor recreation, and easy access to local attractions. In addition to the hospitality industry, Hot Springs is home to many local businesses, a K12 public school and private elementary school. Two universities are located within one hour's drive.

Today the Black Hills offer an inviting mix of recreational and cultural experiences and the area continues to be a destination of choice for tourists and retirees alike. As populations increase in the region, this property will be more conveniently-located than ever.



Locale, continued

Regional flight service is available from Rapid City Regional Airport. Rapid City is the second largest city in South Dakota and offers all types of shopping, fine and casual dining, medical facilities and industry. The city itself offers cultural pursuits, outdoor activities, and countless family and entertainment attractions.

Size:

The property consists of 26.74 Deeded acres with potential to lease an additional 140 acres adjacent and 400 acres within a one-hour drive.

Legal Description:

The property is legally described as:
Bockman Tract Section 3; Township 8 North Range 5 East in Fall River County, South Dakota.

Taxes:

The most recent annual real estate tax assessment on the Shape Up Ranch property is \$1,508.68.



Topography:

The property is situated on a pine covered ridge at the head of a long descending canyon-like draw. The Pine and Cedar timbered draw provides exceptional protection as well as the esthetic sounds and scents of the Black Hills. The acreage currently being leased by the owners is level to gently sloping with a portion being in hay production.

Water:

The property is watered primarily by a private well at a depth of 425' located on the premises serviced by a 1 ½ HP pump and motor. There are two tire tanks for watering the corrals and additionally, there are two natural springs located on the property which are accessible in the pastures .

Utilities:

Electric Power is provided by Black Hills Energy.



Improvements:

The property is well improved as a complete Headquarters and includes a 1,368 sqft remodeled home with two covered porches and a full basement, a 36x80 coverall hoop building, two carports, a utility shed and over 600 feet of continuous fencing plus new 5 wire perimeter fence.

Home: Three bedroom (one non-conforming), Three full baths
Master Bedroom/bath – remodeled in 2016
Rustic Kitchen/Breakfast - Bar – remodeled in 2016
Tile, carpet and vinyl flooring
Full Basement – poured walls
New Pellet Stove

Outbuildings/Fencing: Coverall - clear span 36x80; 5' pony walls (2017)
Tools Shed
(2) Carports
Continuous Fencing – 600 ft
Fencing – New and Newer 5 wire fence

Price:

The Shape Up Ranch is priced at a very reasonable \$285,000.

Broker's Comments:

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For more information, photos and video on this remarkable property log on to HewittLandCompany.com and let us know how we can be of service.





Aerial Map:

Shape Up Ranch

Fall River County, South Dakota, 26 AC +/-



Boundary



View the Interactive Maps and More Online!

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Contact

For more information and to schedule a showing, contact:

JD Hewitt, Broker at 605.791.2300 or (cell) 605.347.1100 or jd@hewittlandcompany.com

Tyson Hewitt, Broker Associate at 605.206.0034 or tyson@hewittlandcompany.com

Tanner Hewitt, Broker Associate at 605.490.7952 or tanner@hewittlandcompany.com

www.hewittlandcompany.com / info@hewittlandcompany.com / 605-791-2300