



Northstream Investments- Main Ranch

6,916.53 +/- All Deeded Acres | \$8,650,000

Stanley County, Ft. Pierre, SD





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Executive Summary:

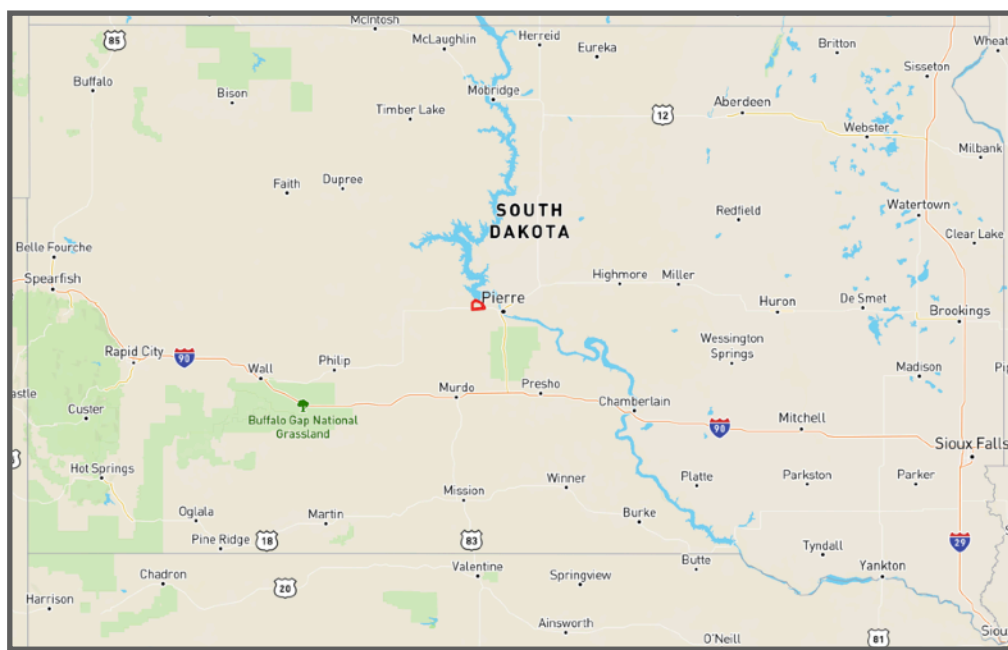
The Northstream Investments Main Ranch is a truly one of a kind ranch property. It combines the qualities of a large, contiguous ranch with great access, plentiful water, productive grassland, recreational opportunities, all within 5 minutes of one of the top livestock auction markets in the nation, the state capital of South Dakota, and the great Oahe Reservoir.

Location:

The Northstream Investments Main Ranch is located seven miles west of Ft. Pierre, SD on Hwy 34.

Nearby Locations:

- Sioux Falls, SD- 221 Miles
- Rapid City, SD- 188 Miles
- Bismarck, ND- 224 Miles
- North Platte, NE- 276 Miles



Locale:

Fort Pierre is located in the heart of South Dakota, on the Missouri River, just a few miles from the geographical center of North America. It is just two hours from the Badlands and four from Mount Rushmore – and an easy air connection from anywhere in the world.

The area is rich in cultural heritage and its history tells of how early explorers, settlers and traders were drawn to its central location on the Missouri River. Fur trading was established in the late 1700's and by 1830, Fort Pierre was a bustling trade center and steamboat stop. In 1855 the first military fort in the northwest was established and by the time of the Black Hills Gold Rush, Fort Pierre was the major transportation and distribution hub in the territory.

Outdoor recreational opportunities abound, with year-round fishing and hunting, easy access to Lake Oahe, Oahe Dam, and Lake Sharpe, as well as golf complexes, rodeos, and more.

The area serves as an agricultural hub for the region, and is home to the farming and ranching mainstays, Ft. Pierre Livestock Auction and Dakota Mill and Grain. The business community offers a broad variety of amenities, as well as healthcare, banking, automotive, veterinary, tourism and hospitality industries. Local schools, churches and non-profit organizations provide a strong community network.

Nearby Pierre, SD serves as the state's capitol and the Pierre Regional Airport provides air service for the surrounding area.



Topography:

The landscape of the Ranch is exactly what comes to mind when you think of the Grassy Plains of the Dakotas. Expansive plains covered with varieties of Wheat and Sedge grasses that grow stirrup high transition to rolling hills or sloping draws with the powerful native Buffalo and Gamma grasses as well as a few shear banks of Willow Creek reminding you of the days when the Sioux Warriors ruled the Plains.

Operation:

Producers: The Ranch has been assembled and developed by the Nordstrom Family over the last 3 decades and is well suited for a myriad of operational possibilities. The building improvements, water infrastructure, and feed producing tillable acres make a great, traditional ranch for a cow/calf, stocker, or buffalo producer with enough size to be a stand-alone ranch or add on to an existing operation.

Investors: The Ranch would be a tremendous addition to an investment portfolio with multiple income streams including: grazing, farming, hunting, residential, and recreational income.

Hunting: The wildlife on the ranch are prolific. In addition to the natural attraction of Willow Creek much careful consideration has been given to food plot placement, shelterbelts, and water development to create a haven for the Whitetail deer and Game Bird populations.



Improvements:

There are three separate homesites on the ranch with supporting outbuildings. The standout feature of the “Willow Creek” unit is a shop with heated cement floor and overhead doors. It also has an older home, garage, machine shed, livestock shed, and corrals. The “Hunting Cabin” unit has a nicely appointed home with machine shed and livestock barn. The “Stirling Place” is surrounded by a beautiful, expansive shelterbelt and consists of a home with attached garage, three livestock sheds and a small shop.





Access:

This Central South Dakota ranch has remarkable access. It is bordered on the South by over 4 miles of Highway 34 and on the North by 3 miles of the Mission Ridge Road which overlooks Oahe Reservoir. A couple old, gravel roads wind through the property allowing ease of travel from one end to the other making checking tanks and scattering mineral an efficient project.

Water:

West River Lyman Jones Rural Water mains run along the North and South boundaries and are tied to multiple water taps with several miles of pipeline connecting water tanks and Cobett Waterers. 3 Artesian Wells connect a series of tanks with overflows which drain in to holding ponds creating water, vegetation, and shelter for livestock and wildlife. Willow creek meanders through the property for over 5 miles, with banks ranging from short and gradual to tall, shear banks. Several of the bends of Willow Creek are especially nice with brushy pockets where livestock and wildlife find shelter.





Acreage:

The Main Ranch consists of 6,916.53 all deeded, contiguous acres.

6,468.44 Grass

448.09 Tillable (174.73 Base Acres)

Price:

The Northstream Investments- Main Ranch property is priced in its entirety at \$8,650,000.00 Cash US Dollars.

Broker Comments:

The Northstream Investments Ranch is one that checks many of the boxes for the producer looking for a nice, contiguous ranch with great accessibility, or the discriminating investor looking to add the stability of real estate to their investment portfolio. The ranch has not been grazed this 2020 grazing season and is in tremendous shape. If you have any interest in owning a great ranch property make plans to check out the Northstream Ranch.

Adjoining Property:

The adjoining Northstream Investments- River Pasture property, consisting of 1,245.09 deeded acres and 472 leased acres, priced at \$1,995,000 is available to be combined.

Legal Description

STANLEY COUNTY, SOUTH DAKOTA

Township 5 North Range 29 East

3,754.81 Acres

Section	Acres:
1: S2NE4 portion lying S of Hwy, E2NW4 portion lying S of Hwy, SW4, SE4 Less Hwy 1.06A	414.25
2: SE4	160.00
11: All	640.00
12: All	639.00
13: All	640.00
14: SE4 S of Hwy, SE4 N of Hwy, NE4, NW4, SW4	640.00
23: NE4 Less 5A Hwy & Stirling Tract 1, NW4 Less 6A Hwy	306.56
24: NE4 Less Hwy 2A, NW4 Less Hwy 3.07A	315.00

Township 5 North Range 30 East

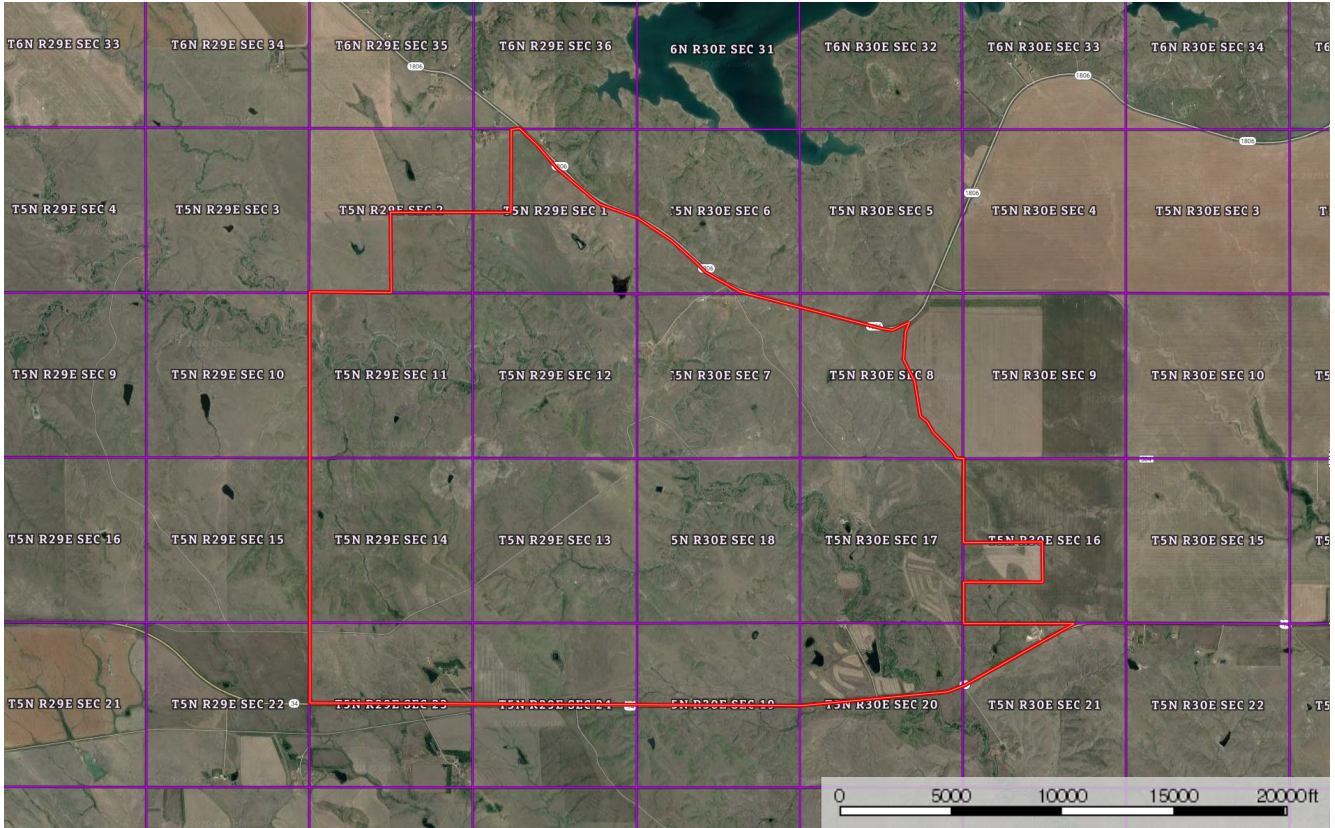
3,161.72 Acres

Section	Acres:
6: SW4 Lying S & W of Hwy 1806	92.70
7: NE4 S of Hwy, NW4, SW4, SE4	625.91
8: NE4 S of Hwy and W of farmground, NW4 S of Hwy, SW4, SE4 W of farmground	392.11
16: Outlot VH-1 (Sub of S2S2 Sec 16 & NW4 Sec 21 Lying N of Hwy) & Outlot VH-2 (Sub of NW4NE4 Sec 21), N2SW4	130.00
17: All	640.00
18: All	636.00
19: NE4 Less Hwy, NW4 Less Hwy	304.00
20: NW4NE4 & S2NE4 Lying N of Hwy, NE4NE4, NW4 Less Hwy	284.00
21: NW4 N of Hwy Less Outlot VH-1	57.00

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 Boundary

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

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