



Northstream Investments- River Pasture

1,245.09 +/- Deeded Acres | \$1,995,000

Stanley County, Ft. Pierre, SD





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1,245.09 +/- All Deeded Acres

472.00 +/- Leased Acres

1,717.09 +/- Total Acres



Executive Summary:

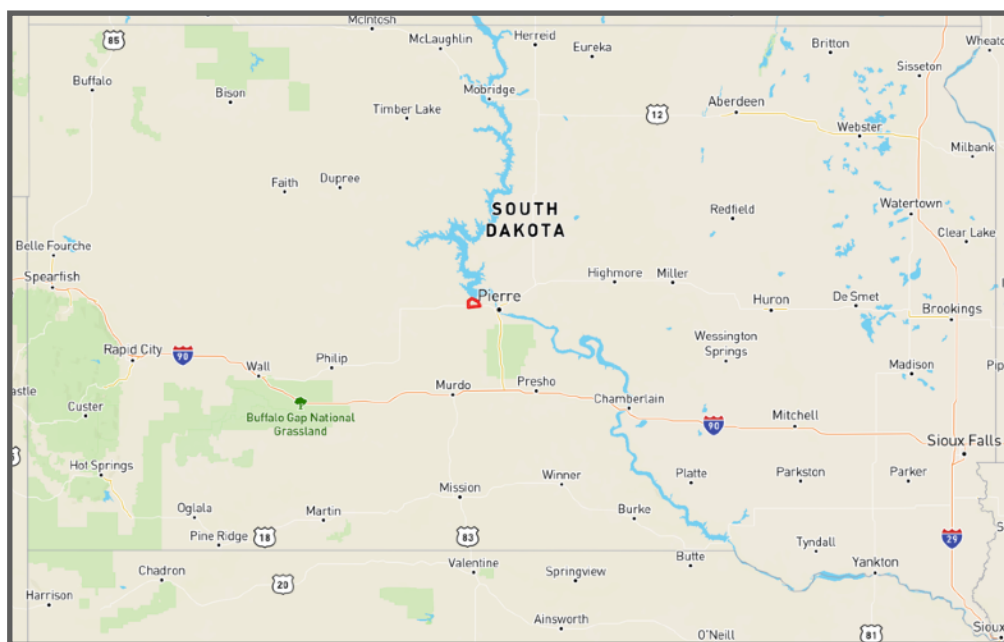
The Northstream River Pasture is a beautiful pasture with rolling hills, deep grass, fantastic access, plentiful water, and the most amazing views. The scenic Mission Ridge Road winds along the top of the Missouri River breaks overlooking the draws and ridges that run down through the property to the great Oahe Dam. It is captivating to sit atop the ridges and find the Whitetail Deer foraging around, or watching the boats explore the expansive waters at the property's edge.

Location:

The River Pasture is located an amazingly short 7 miles from Ft. Pierre city limits and an incredible 9 miles from the State Capitol of South Dakota. Mission Ridge Road runs along the south boundary providing 2.5 miles of paved road frontage.

Nearby Locations:

- Sioux Falls, SD- 221 Miles
- Bismarck, ND- 224 Miles
- Rapid City, SD- 188 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.



Operation:

Currently the property has been used predominately for livestock grazing. With Oahe Dam as the north boundary, the Mission Ridge Road as the south boundary, and small acreages as the east and west boundaries this property has an incredibly unique ability to create separation from neighboring livestock, making it a safe, efficient place to summer yearlings or even replacement heifers. The River Pasture combined with 472 acres of CORP of Engineers lease ground offer a producer enough scale to efficiently operate this property.

For the Investment minded purchaser this remarkable property offers exponential return capabilities. While it makes an attractive agricultural rental property the access along Mission Ridge Road affords the opportunity to develop highly desirable parcels overlooking the Dam. One could start a development project while livestock grazing, farming, and hunting create cashflow during the development process. Not to mention the endless opportunities for recreational enjoyment.

Topography:

The River break hills are a mixture of gradual sloping grass covered hills to sheer banks. Wildlife and livestock take shelter in the deeper, brushy draws and forage the hills and plateaus. The network of ridge tops are deceiving, making the Dam appear to be just over the crest but when you start down the ridge each crest reveals another until eventually, you arrive at the shoreline.



Water:

Livestock water is provided by several tanks fed by West River Lyman Jones Rural Water, several dams and dugouts, and Oahe Dam. Domestic water is provided by West River Lyman Jones Rural Water.

Wildlife:

Whitetail deer are the predominate wildlife, although game birds, water fowl, raccoons and various other species can be found.

Acreage:

The Property consists of 1,245.09 Deeded and 472 CORP of Engineers Lease Acres for a Total of 1,717.09 Acres

Deeded Acre Breakdown: 1,161.41 Grass; 83.68 Tillable

Price:

The Northstream Investments- River Pasture is priced in its entirety at \$1,995,000.00 Cash US Dollars.

Taxes:

Adjoining Property:

The adjoining Northstream Investments- Main Ranch property, consisting of 6,916.53 deeded acres, priced at \$8,650,000 is available to be combined.

Legal Description

STANLEY COUNTY, SOUTH DAKOTA

Township 5 North Range 30 East	987.84 Acres
Section	Acres:
5: Lot 1, NE4 & S2 of Lot 2, & S2NE4, NE4SW4NW4 & S2S2NW4, SW4, SE4 N&W of Hwy	474.00
6: S2 Lot 2, SW4NE4, W2SE4NE4, SE4SE4NE4, W2 of Lot 3, All of Lots 4 & 5 SE4NW4, SW4 N&E of CNTY RD-HWY SE4 Less Hwy 5.09A	436.30
7: NE4 N&E CNTY RD-HWY	6.09
8: NE4 N&E of CNTY RD-HWY, NW4 N of CNTY RD-HWY	71.45
Township 5 North Range 29 East	42.25 Acres
Section	Acres:
1: S2NE4 portion lying N of CNTY RD-HWY	42.25
Township 6 North Range 29 East	95.00 Acres
Section	Acres:
36: S2NW4SW4NE4, S2SW4NE4 & SW4SE4NE4, N2NW4SE4, SW4NW4SE4, NW4SW4SE4, S2SW4SE4	95.00
Township 6 North Range 30 East	120.00 Acres
Section	Acres:
32: E2NW4SW4, SW4NW4SW4, NE4SW4SW4, E2SW4	120.00



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 Boundary

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

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