



Hardy Ranch

Fall River County | Edgemont, SD

480 Acres / \$864,000





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Executive Summary:

Located in the Southern Hills region located approximately 12 miles Southeast of Edgemont, SD on the Cheyenne River. The Hardy ranch encompasses 480 deeded acres with an additional 40 acres of Black Hills Forest fenced into the property.

Having been held in the same family for over 60 years, the Hardy Ranch shows history of a time forgotten. A modest home site leaves little footprint when compared to the vast surrounding canyons, cedar breaks, and open valley grasslands.

Location:

The property is accessed off a well-maintained gravel county road, Rocky Ford Road. Approximately 12 miles east of the rural town of Edgemont, South Dakota.



Locale:

The surrounding area is in a world of its own, with the Custer National Park close by, as well as many other attractions such as Angostura Lake, Mount Rushmore, Jewel Cave National Monument, Crazy Horse Monument, and the Black Hills Wild Horse Sanctuary is just down the road. Spectacular views, wildlife sightings and live water features are in abundance, seemingly around every corner. Being located in the 'Southern Black Hills', the property experiences a mild climate with an average of 34 inches of snowfall annually and an annual rain fall of 17 inches in a mostly arid scene.

The small town of Edgemont is a short 15 minute drive, where your basic needs are met with k-12 schooling, grocery store, medical clinic, and eatery. Hot Springs is approximately 20 miles to the north where the county seat is, as well as more convenience accommodations.

Regional flight service is available within an hour half 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.

Property Address:

12090 Rocky Ford Rd. Edgemont, SD 57735



Legal Description:

TOWNSHIP 9 SOUTH, RANGE 4 EAST, BHM, FALL RIVER, COUNTY, SD

Acres

Section. 9; N2SE4, SE4SE4	120
Section 10; SW4NE4, SE4NW4, SW4SW4, E2SW4	200
Section 15; NW4NW4	40
Section 16; E2NE4, SW4NE4	120
Total	480



Taxes:

The real estate tax assessment for the full 2019 year was \$308.40.

Water:

There is currently a shallow, hand dug, well at the home site, which hasn't seen use in 10+ years. There is an additional well that has historically been used for livestock, but also has not been in use lately.

Operation:

The property is currently leased where the tenant manages a rotation of horses and cattle to graze during the summer months.

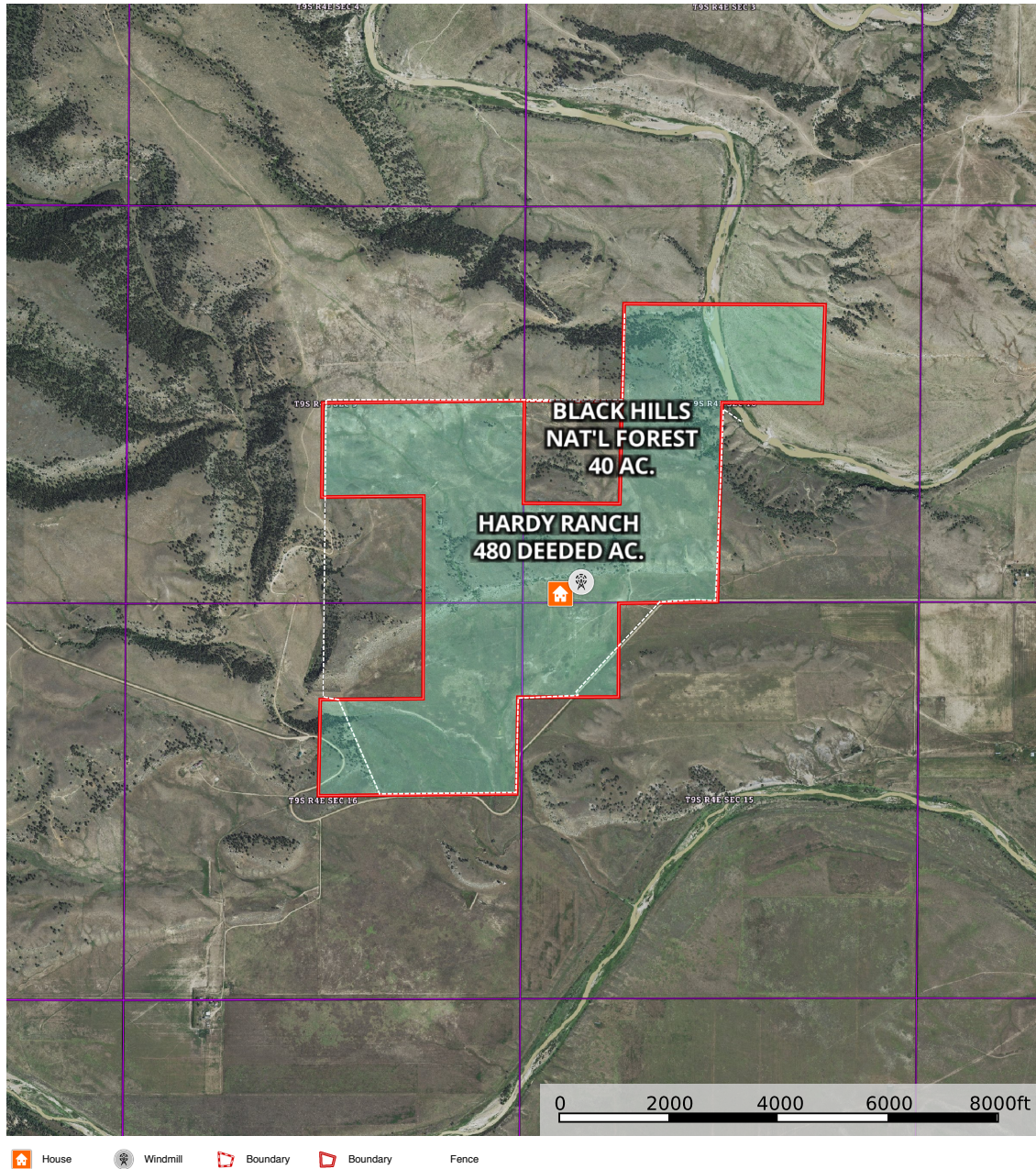
Price:

Offered for your consideration at \$864,000 US Dollars, the Hardy Ranch is a once-in-a-lifetime type of property.





Aerial Map



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

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