



JML

JML Ranch

Hot Springs, Fall River County, SD

574.24 +/- Net Deeded Acres | \$1,980,000





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Executive Summary:

The JML Ranch property is in the heart of working ranch country, yet only minutes from some of the most popular recreational opportunities in the region. With sprawling valleys and rolling hills, this 574.2 acre holding can be easily managed, yet has the feel of a larger scale operation. The headquarters is a major feature on the ranch, which is anchored by a 15,200 sqft Red Iron equine breeding and training facility. This modern equine facility was constructed in 2015, when functionality and class teamed up to create a well-built facility that has become an icon of the surrounding area.

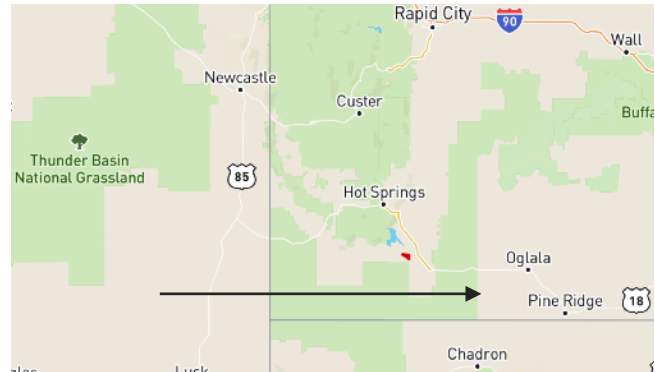


Location:

The JML Ranch is located in Fall River, County at 28729 Old Hwy 79, Hot Springs, South Dakota. The town of Hot Springs, population 3,500 +/-, is located 14 miles to the northwest. The quaint community of Oelrichs is just 12 miles to the southeast.

Distance to:

- Rapid City, SD- 60 mi.
- Sioux Falls, SD- 400 mi.
- Chadron, NE- 43 mi.
- Cheyenne, WY- 250 mi.
- Denver, CO- 330 mi.
- Ft. Collins, CO- 295 mi.



Locale:

Hot Springs serves as the southern entrance to the Black Hills, and is a historic town with eclectic shops and sandstone structures dating back more than a century. This vibrant community is home to many local businesses, county offices, K-12 schools, health clinics, hospital, VA medical center, and local tourism. Municipal air service is available in Hot Springs and the Rapid City Regional Airport is just an hour away.

Hot Springs is widely considered the “Banana Belt” of the Black Hills, with a micro-climate separate from the rest of the Black Hills, providing comparatively mild winters.

If you’re looking for an off-the-grid lifestyle with wide open spaces, plenty of room to breathe and the beautiful Black Hills landscape, this area is the perfect blend of serene privacy with amenities within reach.

Hunting, fishing, boating, camping, golfing, and outdoor recreational opportunities abound in the Southern Black Hills area. Angustora State Recreation Area is only 8 miles away, Sheps Canyon State Recreation Area is 25 miles away, and the Black Hills Wild Horse Sanctuary is 27 miles away. The greater Black Hills region is a treasure-trove of not only natural beauty, but tourism as well, averaging 4 million visitors annually.

Ranked #1 by Forbes as the best state for business costs in 2019 (<https://sdgoed.com/build-your-business/>) , South Dakota is a business-friendly environment that encourages a secure economy, room to innovate and a reliable workforce.



Improvements:

The main facility measures 160' x 95'. There is an inside open riding area that measures 95' x 95' with high grade sand footing. The remainder of the facility is a 65' x 95' area, which includes 10 separate horse stalls measuring 16' x 14'. All stalls are equipped with automatic heated waterers, feed racks and stall mats which are placed over packed sand. A completely finished vet room with a 30' x 26' working area includes a horse stansion, utility sink, shower, bathroom and washer/dryer, all in a temperature-controlled environment.

Overlooking the stalls is an upper-level luxury apartment. This 1,536 sqft 2-bed/1-bath living space is finished with tongue and groove planking of Brazilian wood and tile flooring, as well as a full kitchen with all of the amenities one would aspire to in a comfortable home.

Outside, the facility is flanked on the east and south with a 24' covering, providing cover to the attached outdoor horse pens. Conveniently placed paddocks surround the main barn which also have livestock shelters within the pens, as well as automatic fresh waterers and spacious runs. A 250' x 150' wide outdoor roping arena, complete with roping box and chute, is also within a stone's throw of the main barn. The arena also includes attached livestock pens and shelter.

All immediate paddocks and livestock pens are built with continuous fence on pipe, with both animal safety and structural endurance front of mind.

Supporting improvements include a newer manufactured home, spacious work shop, cold storage steel structure, and a grain bin.



Acreage:

The acreage breakdown is as follows:

DEEDED :	414.24 acres owned - 100%
	<u>320.0</u> acres owned - 50% undivided interest
NET DEEDED:	574.24
LEASED:	29.96 acres (annual lease \$385.16/yr; details upon request)

Water & Electricity:

- Rural Water serviced through Fall River Rural Water
- Electricity serviced through Black Hills Electric Cooperative

Operation:

The JML Ranch has served as the Frenchmans Quarter Horse breeding and training facility since constructed in 2015. The facility is fully equipped and would serve as an extraordinary equine production facility or high-end private ranch property. Great care has been taken to ensure animal safety and overall functionality. Large paddocks and pastures allow ample space for natural grazing and exercise. The owners have longstanding relationships with local hay producers for the times grazing isn't practical.

Topography/Hunting:

The property is situated in east sloping plains just off the foothills of the Black Hills and ranges from level to gently rolling grassland and the soils are comprised of loamy and silty loam soils well suited for grass and feed production. The property is fenced and cross-fenced and has been operated under rotational grazing management systems.



Taxes:

The 2020 taxes for the JML Ranch are: \$2,837.59

Price:

The JML Ranch is being offered for private treaty sale at \$1,980,000

Broker's Comments:

The JML Ranch is truly an iconic holding that would suit the needs of any level of livestock operation. All in the serene South Dakota plains just off of the Southern Black Hills, the property is in an area where rural America still thrives.

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

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

Legal Description

JML Ranch

Oelrichs, Fall River County, SD

Prepared by: Hewitt Land Company, Inc.

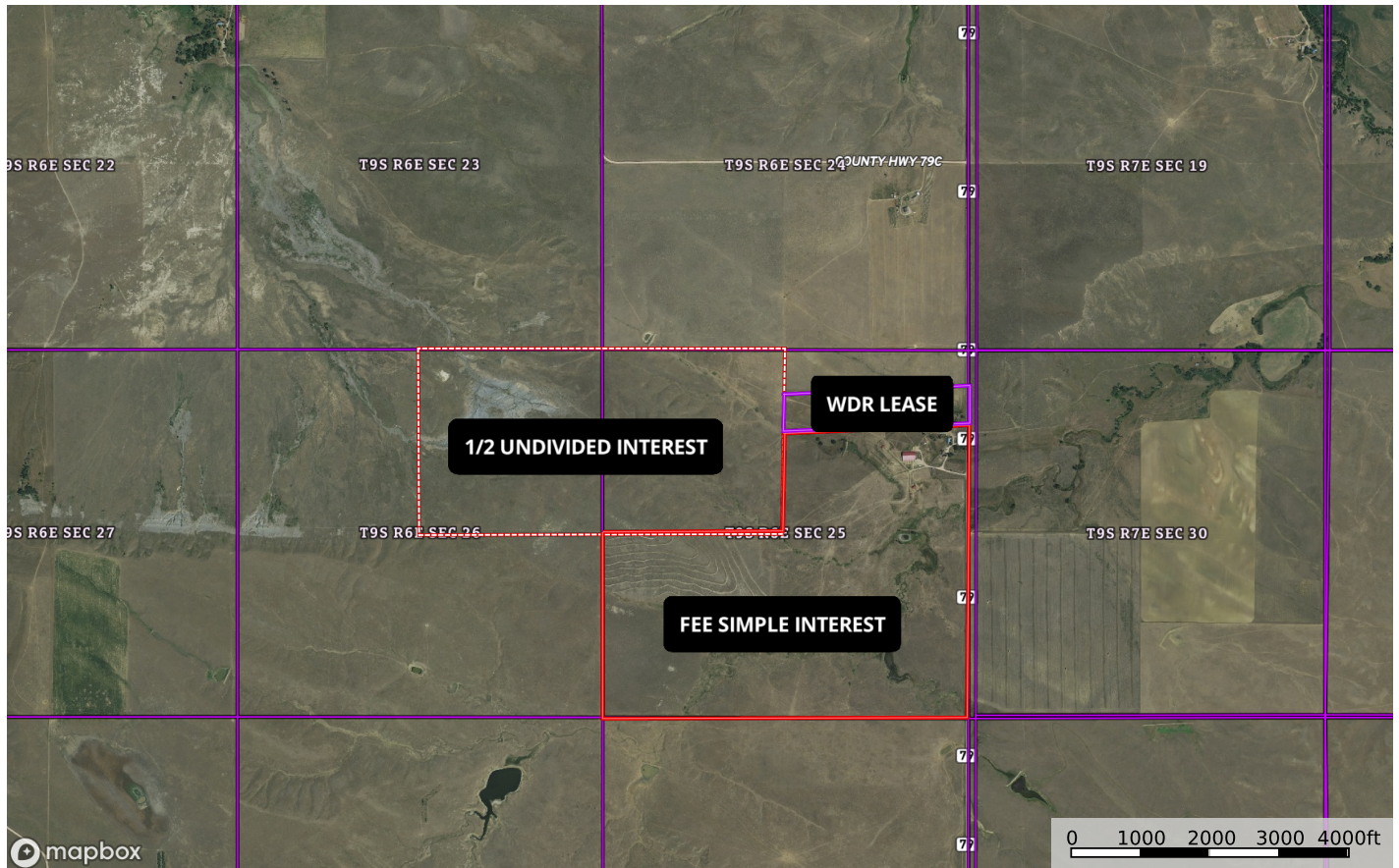
Township 9 South Range 6 East BHM, Fall River County, SD	Acres
Sec. 25:	
NE1/4, S1/2, LESS SD039-LOT 1 OF WDRPI-SD039 SUBD IN NE1/4 (29.96A), LESS THAT PT OF NE1/4 LYING N OF SD039-LOT 1 OF WDRPI-SD039 SUBD (35.80 A +/-)	414.24
NW1/4 (1/2 Interest)	160.00
Sec. 26: NE1/4 (1/2 Interest)	<u>160.00</u>
Total Net Deeded Acres	574.24

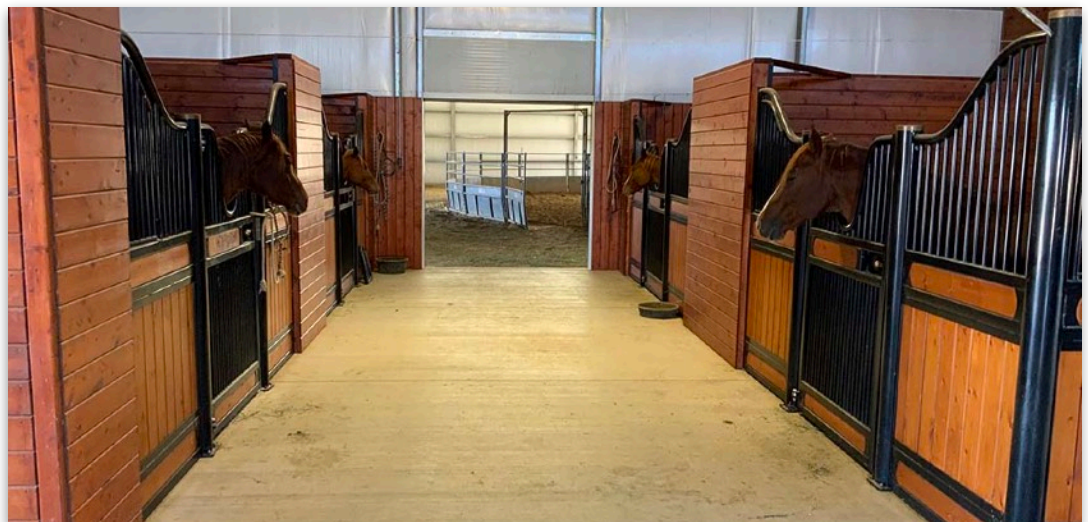
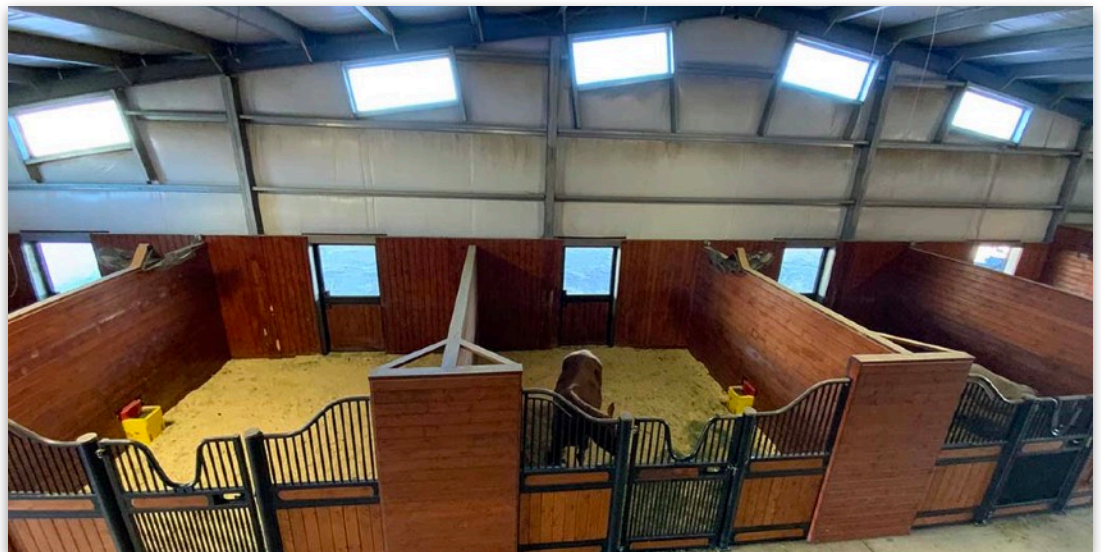


JML Ranch- Aerial Map

Fall River County, SD | Hot Springs, SD

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REAL ESTATE RELATIONSHIPS DISCLOSURE

South Dakota real estate brokers are required to develop and maintain a written office policy that sets forth agency and brokerage relationships that the broker may establish. The broker must disclose in writing the types of agency and brokerage relationships the broker offers to consumers and to allow a consumer the right to choose or refuse among the various real estate relationships. The following real estate relationships are permissible under South Dakota law.

X Single Agent-Seller's/Landlord's Agent: Works on behalf of the seller/landlord and owes duties to the seller/landlord, which include good faith, loyalty, and fidelity. The agent will negotiate on behalf of and act as an advocate for the seller/landlord. The agent may not disclose confidential information without written permission of the seller or landlord.

X Single Agent-Buyer's/Tenant's Agent: Works on behalf of the buyer/tenant and owes duties to the buyer/tenant which include good faith, loyalty, and fidelity. The agent will negotiate on behalf of and act as an advocate for the buyer/tenant. The agent may not disclose confidential information without written permission of the buyer or tenant.

X Disclosed Limited Agent: Works on behalf of more than one client to a transaction, requiring the informed written consent of the clients before doing so. A limited agent may not disclose confidential information about one client to another without written permission releasing that information. While working to put the transaction together, agents in a limited agency transaction cannot negotiate nor advocate solely on behalf of either the seller/landlord or buyer/tenant. A limited agent may not be able to continue to provide other fiduciary services previously provided to the client.

☐ **Appointed Agent:** Works on behalf of the seller/landlord or buyer/tenant and owes the same duties to the client as that of a single agent. A seller/landlord or buyer/tenant with an appointed agency agreement is represented by agents specifically named in the agreement. Any agents of the firm not named in the agreement do not represent the seller/landlord or buyer/tenant. The named appointed agent acts solely on behalf of his or her client and may only share confidential information about the client with the agent's responsible broker or the broker's designated broker who is also named in the agreement. Other agents in the firm have no duties to the seller/landlord or buyer/tenant and may act solely on behalf of another party in the transaction. The responsible broker and the broker's designee act as a disclosed limited agent when appointed agents within the same firm are representing their respective clients in the same transaction.

☐ **Transaction Broker:** Exercises reasonable skill and care in assisting one or more parties with a real estate transaction without being an advocate for any party. Although the transaction broker will help facilitate the transaction, the licensee will serve as a neutral party, offering no client-level services (such as negotiation) to the customer. The transaction broker may not disclose confidential information about a party to another without written permission releasing that information.

Duties of a buyer, tenant, landlord, or seller: The duties of the real estate licensees in a real estate transaction do not relieve a party to a transaction from the responsibility to protect the party's own interests. Persons should carefully read all documents to ensure that they adequately express their understanding of the transaction. If legal or tax advice is desired, consult a competent professional in that field.

All real estate licensees must provide disclosure of all actually known adverse material facts about the subject property or a party's ability to perform its obligations.

South Dakota law requires a written agreement which sets forth the duties and obligations of the parties as described in the brokerage relationships itemized above.

The office policy of Hewitt Land Company, Inc. (company) is to offer only those services marked above.

By JD Hewitt (licensee)

Acknowledgment: I have been presented with an overview of the brokerage relationship options available and hereby acknowledge receipt of:
☒ Real Estate Relationships Disclosure form

☐ Consumer Real Estate Information Guide (residential property sales transaction only)

I understand that receipt of these materials is for disclosure purposes only and does not constitute a contract or agreement with the licensee.

Signature X Date _____ Time _____ am/pm

Signature X Date _____ Time _____ am/pm

By marking a box and signing below, it is understood that the consumer is working without the benefit of client or transaction broker representation.

X Buyer/tenant understands that Broker is not representing Buyer/Tenant as a client or working with Buyer/Tenant as a transaction broker. Buyer further understands that Broker is acting as agent for the seller or is assisting the seller as a transaction broker.

Seller/Landlord understands that Broker is not representing Seller/Landlord as a client or working with Seller/Landlord as a transaction broker. Seller further understands that Broker is acting as agent for the buyer or is assisting the buyer as a transaction broker.

Signature(s) _____ Date _____ Time _____ am/pm