



Lame Johnny Ranch

Buffalo Gap, Custer County, SD

733.68 +/- Acres | \$3,500,000





Lame Johnny Ranch

Buffalo Gap, Custer County, SD

733.68 +/- Acres | \$3,500,000



Executive Summary:

The Lame Johnny Ranch is a local recreational gem! Transected by Lame Johnny Creek, the Cheyenne River, and replete with live water springs, this property is a wildlife mecca! A diverse enclave of wildlife habitat, pivot irrigated cropland, rugged grassland with a comfortable lodge, the Lame Johnny Ranch is well-suited for both livestock and recreational pursuits. Don't miss this opportunity- they just don't come any more inviting!



Location:

The Lame Johnny Ranch is located near the beautiful Southern Black Hills at 26925 148th Ave., Buffalo Gap, SD. Nearby towns include Buffalo Gap- 12 miles, Hot Springs- 25 miles, Custer- 48 miles, and Edgemont- 50 miles.

Directions from Buffalo Gap: Travel 6 miles east on County Highway 656, then one mile north, 4.5 miles east, and 0.5 mile south on 148th Avenue to the property (26925 148th Ave., Buffalo Gap, SD 57722).

Distance to:

- Rapid City, SD- 58 mi.
- Sioux Falls, SD- 367 mi.
- Chadron, NE- 70 mi.
- Cheyenne, WY- 265 mi.
- Denver, CO- 330 mi.
- Ft. Collins, CO- 363 mi.





Locale:

The nearby small town of Buffalo Gap, population 139, is the closest community. Home to the Buffalo Gap National Grasslands, the area's surprising diversity of plants and animals is one of the most extensive, productive ecosystems in the United States.

The community of Hot Springs, population 3,500, 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 the county seat, many local businesses, a K12 public school and private elementary school. Two universities are located within one hour's drive.

Regional flight service is available within a 45-minute 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.

Today the Black Hills offers 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.

Hunting, fishing, boating, camping, golfing, and outdoor recreational opportunities abound in the Southern Black Hills area. Within a short drive, you can explore Custer State Park, one of the nation's premier state parks. Known for its bison herds and wildlife, it has even been named as one of the World's Top Ten Wildlife Destinations. Also nearby are the Mammoth Site of Hot Springs, Moccasin Springs Natural Mineral Spa, Evans Plunge Mineral Springs, Angostura Recreation Area, J.H. Keith Cascade Falls Picnic Area, Moccasin Springs and more!



Locale, Continued:

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.

If you're looking for a spacious 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.

History of Lane Johnny Creek

Cornelius Donahue was born in Philadelphia around 1850, attended Girard College and after the Civil War, found himself working on ranches in Texas where he learned the art of thievery from the cowboys who would steal back the ranch horses frequently stolen by Indians. As the law started closing in on Donahue, the allure of gold discovered in the Black Hills diverted his attention. He changed his name to John Hurley and upon arriving in Deadwood, tried his hand at panning for gold. With little or no luck, he took a job as a bookkeeper with the Homestake Mining Co. That ended abruptly when a Texas man recognized him as a horse thief nicknamed Lane Johnny. Again a fugitive, Johnny returned to his old ways. Lane Johnny and his gang held up the stage known as "Monitor" which was owned by his former employer, Homestake Mining Co. The take on this particular stage included \$3500 in cash, \$500 in diamonds and 700 pounds of gold dust, nuggets and bullion.



His limp gave him away and in October 1878 Johnny was arrested and taken to Chadron, NE where he was shackled and handcuffed to a stage headed to Deadwood for trial. Johnny's trip was cut short when a band of vigilantes jumped the stage about 8 miles north east of Buffalo Gap and demanded he give up the whereabouts of the gold. He refused and still in his shackles, they shot him and hung him from an elm tree by a creek bed known today as Lame Johnny Creek.

Wildlife:

With heavily-timbered draws and abundant live water sources on the property, there is a bolstered population of both upland game birds, such as pheasants, grouse, and wild turkey, along with droves of Canadian Geese and a variety of duck species found on the Ranch during different seasons throughout the year. The terrain of the ranch lends itself for easy hunting trips with limited walking and many good blocking vantage points.

The Whitetail deer populations are second to none in western South Dakota. With a very select few deer taken and strategic food plots placed throughout the property, there has been an influx of Whitetail. Mule Deer are commonplace on the western grassland area along Lame Johnny Creek, and even an occasional Pronghorn will be observed on the Ranch. The extensive efforts made towards improving wildlife habitat and the stewardship shown in harvesting deer have yielded Boon and Crockett trophies taken from the Ranch.



Improvements:

Lodge

Upper Level:

- Open concept floor plan with living room, kitchen and dining area
- Master bedroom with walk-in closet and en-suite
- Office
- Two additional bedrooms with one full bathroom
- Additional commercial kitchen
- Laundry Room with nearby linen closet
- Scoping room with electric fireplace, sliding glass door to small deck overlooking the reservoir

Lower Level:

- (2) 2-bedrooms suites with independent thermostats, sink, shared toilet and shower
- Master bedroom with en-suite
- Great room- wet bar, freestanding gas stove (propane), entertainment center and pool table.
- East Entry Room- "gun room" with counters and gun racks
- West Entry Room- Cleaning Room with sink and cupboards





Improvements, Continued:

Outdoor

- Deck along West, North and East of house
- Game cleaning patio with hydrant
- Fire Pit
- Awning over patio
- Gazebo
- Private Well, reverse osmosis and water softener
- Draw- trees are "Hinge cut"
- Center pivot irrigation system
- Shelter belts on West end
- New seeding Alfalfa
- Gravel Pit
- 2 lookout towers

Building Specifications

- Lodge
 - MH W/RE-1994 CHAMPION CLARION 28X70
 - Built in 1994, 28'X66' (1848sq.ft. main floor, 1848sq.ft. Basement)
- Detached Garage
 - Built in 2016, 24x28 ft. (672sq.ft.) with overhead doors on North and East sides, walkthrough door on east side, cement floors and work bench
- Second House/Storage Shed
 - Built in 1972, 34'X32' (1088sq.ft.) with a 14'X32' (448sq.ft.) attached garage - former residence, presently used for storage
- Pole Barn/Machine Shed
 - Built in 1980, 46'X30' (1800sq.ft.) with open face garage and gravel floor
 - 14'X30' (420sq.ft.) with 220hp overhead door and concrete floor and work benches



Operation:

The Lame Johnny Ranch, named for the creek which transects the property, has been operated primarily as a private recreational ranch with a hay production and livestock wintering component combining intrinsic value and ROI. The ranch consists of 733.68 acres, of which 172.08 ac. are irrigable and receive a combined 469 ac.ft. of irrigation water from the Angostura Irrigation District. The balance of the ranch consists of dryland tillable and native grassland, and has been managed for optimum wildlife habitat while utilizing the hay production, grass and crop residue for winter grazing. The property is currently under Lease to an area rancher and the property sells subject to the Lease expiring in 2024. Call for Lease details, NDA required.

Water:

The ranch is endowed with an abundance of natural water and is transected by Lame Johnny Creek, the Cheyenne River, and several live water springs. The reservoirs on the property remain supplied year around by fresh live water providing exceptional habitat for waterfowl, game birds, big and small game and livestock.

Irrigation water is delivered to the property via canal stemming from the Angostura Irrigation District which also transects the property.

Domestic water is provided by a private well services by an electric submersible pump.





Utilities:

Electric service is provided by Black Hills Electric Coop in Custer.

Fiberoptic communication is available to the property, provided by GoldenWest Telephone Cooperative.

Taxes:

The 2021 taxes for the Lame Johnny Ranch are \$6,767.20.

Price:

The Lame Johnny Ranch is being offered for private treaty sale at \$3,500,000 USD in cooperation with Hayden Outdoors.



Information obtained from sources deemed to be reliable, however is not guaranteed by the Sellers or Hewitt Land Company. Fences do not all follow the property boundaries.

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

Tanner Hewitt: tanner@hewittlandcompany.com | (605) 490-7952

Tyson Hewitt: tyson@hewittlandcompany.com | (605) 206-0034

Irrigation Information

Lame Johnny Ranch | Custer County, SD

Angostura Irrigation District

Unit Number	Acres	Acre Feet Allotted
68B	53.49	142
69	<u>118.59</u>	<u>327</u>
Total	172.08	469

Includes an 8-tower Reinke center pivot with a 60HP pump irrigating 89+/- acres.

2021 Irrigation Assessment Amount \$6,633.35.



Legal Description

Lame Johnny Ranch

Custer County, SD

Exhibit A

Prepared by: Hewitt Land Company, Inc.

Township 6 South, Range 8 East, BHM, Custer County, South Dakota

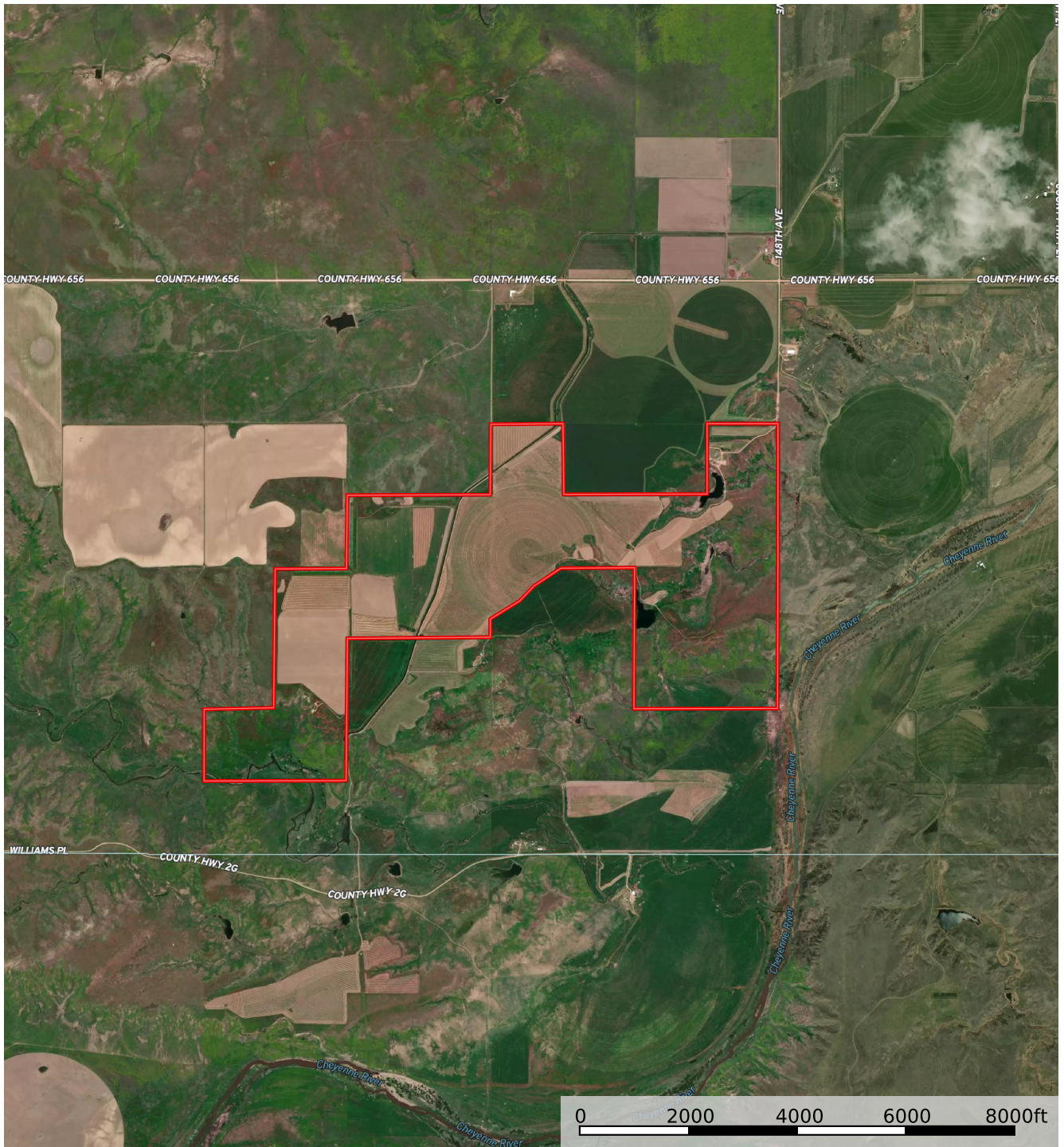
	Acres	2021 Taxes
Section 26: S2SE4	80.0	\$587.96
Sections 25 & 36: ANGOSTURA PROJECT FARM UNIT 69 (BLDGS)	253.68	\$4,164.50
Section 35: N2NE4	80.0	\$570.64
E2NW4	80.0	\$571.98
N2SW4	80.0	\$316.34
Section 36: NE4	160.0	\$555.78
Total	733.68	\$6,767.20





Lame Johnny Ranch

Aerial Map



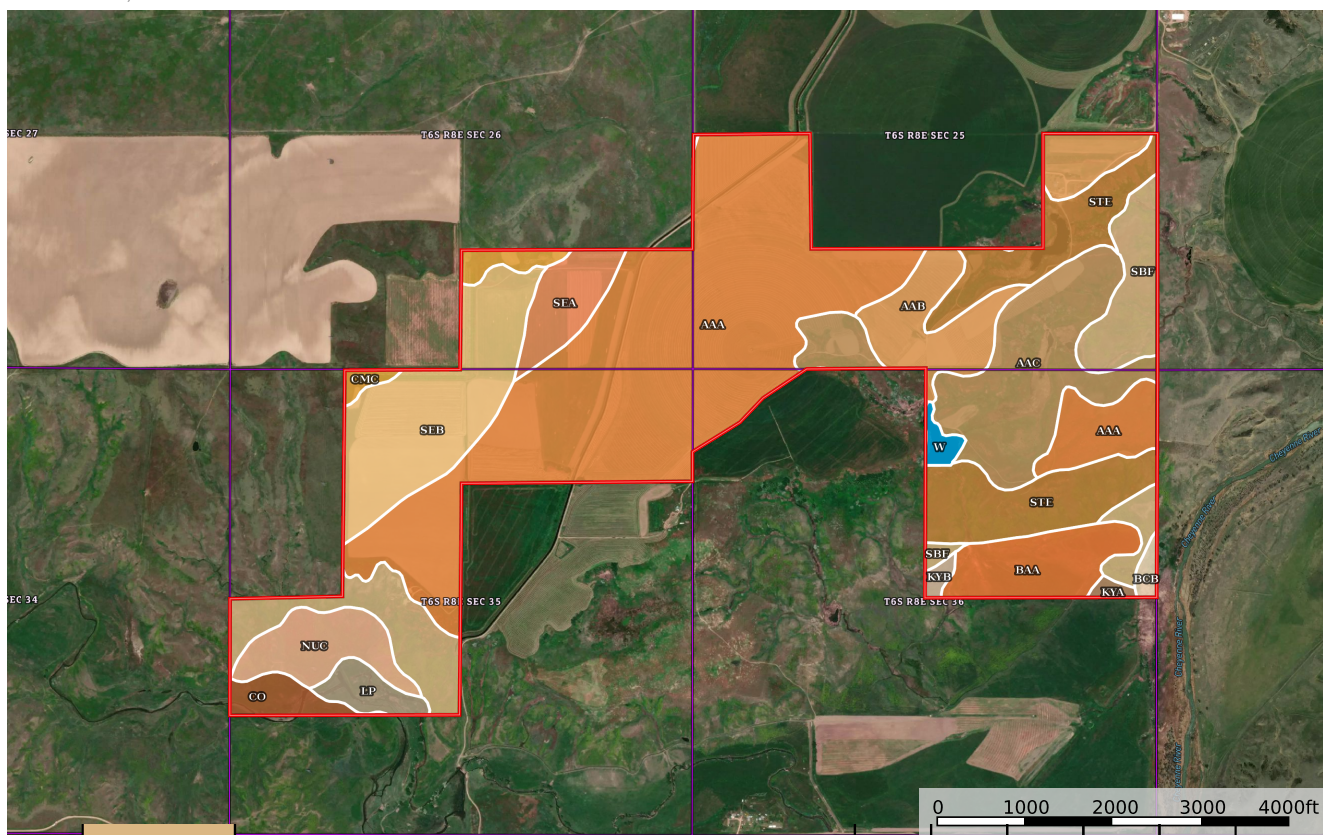
 Boundary



Lame Johnny Ranch

Soils Map

Lame Johnny Ranch
South Dakota, AC +/-



JD info@h P: 6053471	Boundary	SbF	Samsil clay, 15 to 40 percent slopes	68.79	9.42	5	3	7e
		AaB	Altvan loam, 2 to 6 percent slopes	46.97	6.43	49	38	4s
JD info@h P: 6053471	Boundary	BaA	Baca silt loam, 0 to 4 percent slopes	30.72	4.21	49	49	3e
		NuC	Nunn loam, 6 to 9 percent slopes	26.33	3.61	66	42	4e
JD info@h P: 6053471	Boundary	SeA	Satanta loam, 0 to 2 percent slopes	20.46	2.8	84	51	3c
		Co	Colombo loam, channeled	10.96	1.5	33	35	6w
JD info@h P: 6053471	Boundary	Lp	Lohmiller silty clay, channeled, 0 to 3 percent slopes, occasionally flooded	10.76	1.47	30	27	6w
		CmC	Colby-Norka silt loams, 6 to 15 percent slopes	9.5	1.3	42	48	6e
JD info@h P: 6053471	Boundary	W	Water	3.99	0.55	0	-	8
		BcB	Bankard loamy fine sand, 0 to 4 percent slopes	3.04	0.42	31	20	6e
JD info@h P: 6053471	Boundary	KyB	Kyle clay, 2 to 6 percent slopes	2.4	0.33	52	27	4e
		KyA	Kyle clay, 0 to 2 percent slopes	2.02	0.28	54	27	4e
JD info@h P: 6053471	Boundary	TOTALS		730.2 6(*)	100%	44.72	31.99	4.76

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



Lame Johnny Ranch

Soils Map

I ▢ Boundary 730.28 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AaA	Altvan loam, 0 to 2 percent slopes	267.89	36.68	55	38	4s
AaC	Altvan loam, 6 to 9 percent slopes	82.63	11.32	36	31	6e
StE	Schamber-Samsil complex, 15 to 40 percent slopes	73.43	10.06	6	2	7s
SeB	Satanta loam, 2 to 6 percent slopes	70.39	9.64	78	50	3e
SbF	Samsil clay, 15 to 40 percent slopes	68.79	9.42	5	3	7e
AaB	Altvan loam, 2 to 6 percent slopes	46.97	6.43	49	38	4s
BaA	Baca silt loam, 0 to 4 percent slopes	30.72	4.21	49	49	3e
NuC	Nunn loam, 6 to 9 percent slopes	26.33	3.61	66	42	4e
SeA	Satanta loam, 0 to 2 percent slopes	20.46	2.8	84	51	3c
Co	Colombo loam, channeled	10.96	1.5	33	35	6w
Lp	Lohmiller silty clay, channeled, 0 to 3 percent slopes, occasionally flooded	10.76	1.47	30	27	6w
CmC	Colby-Norka silt loams, 6 to 15 percent slopes	9.5	1.3	42	48	6e
W	Water	3.99	0.55	0	-	8
BcB	Bankard loamy fine sand, 0 to 4 percent slopes	3.04	0.42	31	20	6e
KyB	Kyle clay, 2 to 6 percent slopes	2.4	0.33	52	27	4e
KyA	Kyle clay, 0 to 2 percent slopes	2.02	0.28	54	27	4e
TOTALS		730.26(*)	100%	44.72	31.99	4.76

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



Lame Johnny Ranch

Soils Map

I ▢ Boundary 730.28 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AaA	Altvan loam, 0 to 2 percent slopes	267.89	36.68	55	38	4s
AaC	Altvan loam, 6 to 9 percent slopes	82.63	11.32	36	31	6e
StE	Schamber-Samsil complex, 15 to 40 percent slopes	73.43	10.06	6	2	7s
SeB	Satanta loam, 2 to 6 percent slopes	70.39	9.64	78	50	3e
SbF	Samsil clay, 15 to 40 percent slopes	68.79	9.42	5	3	7e
AaB	Altvan loam, 2 to 6 percent slopes	46.97	6.43	49	38	4s
BaA	Baca silt loam, 0 to 4 percent slopes	30.72	4.21	49	49	3e
NuC	Nunn loam, 6 to 9 percent slopes	26.33	3.61	66	42	4e
SeA	Satanta loam, 0 to 2 percent slopes	20.46	2.8	84	51	3c
Co	Colombo loam, channeled	10.96	1.5	33	35	6w
Lp	Lohmiller silty clay, channeled, 0 to 3 percent slopes, occasionally flooded	10.76	1.47	30	27	6w
CmC	Colby-Norka silt loams, 6 to 15 percent slopes	9.5	1.3	42	48	6e
W	Water	3.99	0.55	0	-	8
BcB	Bankard loamy fine sand, 0 to 4 percent slopes	3.04	0.42	31	20	6e
KyB	Kyle clay, 2 to 6 percent slopes	2.4	0.33	52	27	4e
KyA	Kyle clay, 0 to 2 percent slopes	2.02	0.28	54	27	4e
TOTALS		730.26(*)	100%	44.72	31.99	4.76

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.













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