



Thunder Butte Grassland

Northern Ziebach County, SD

4,079.64 +/- Deeded Acres | \$3,570,000





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Executive Summary:

The Thunder Butte Grassland consists of 4,079+/- acres of excellent grass, pipeline water, several reservoirs, spring-fed creeks and draws, and is well fenced and cross-fenced. Also, an additional 640 acre SD State Lease is potentially available.

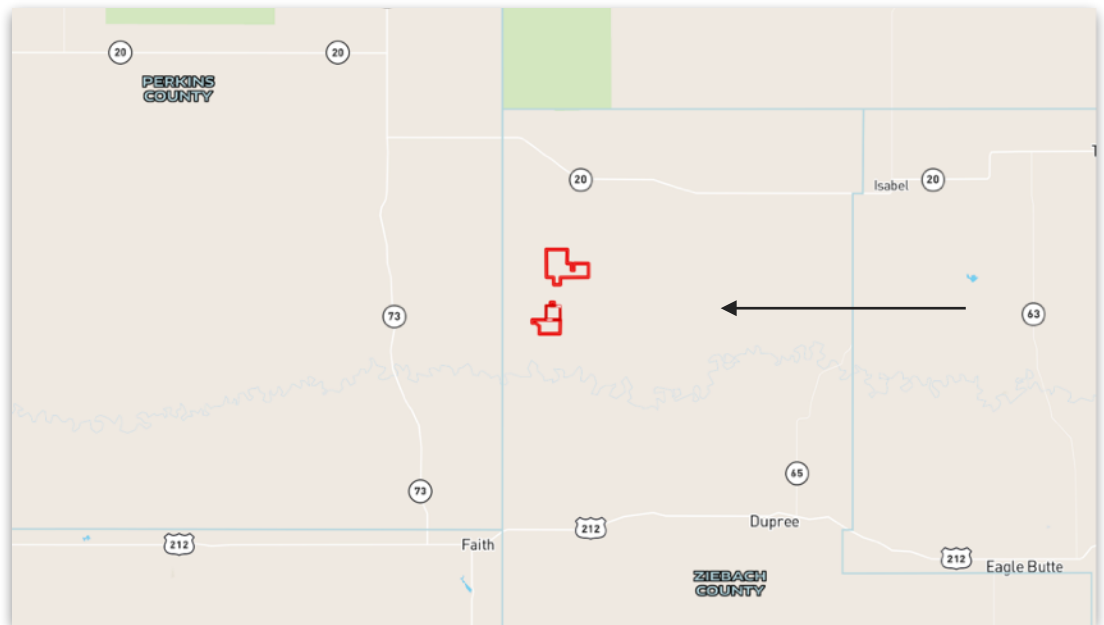
This remarkable ranch property is exceptionally well grassed and watered and has been in the same ownership and management for over 60 years!



Location:

The property is located in the northwest corner of Ziebach County, 38 miles from Faith, Isabel, and Bison.

Thunder Butte is 14 miles Northwest of Dupree and 33 miles Northeast of Faith. Pierre, SD, the state capitol, is just under two hours away and provides regional air service. Rapid City is 2.5 hours away, and Sioux Falls is a 5-hour drive.





Locale:

Ziebach County is part of the Great Plains and is characterized by rolling grasslands and numerous buttes. Almost the entire county lies within the Cheyenne River Indian Reservation.

Named for Frank M. Ziebach, a political figure in the Dakota Territory during the territorial period from 1861 to 1889, Ziebach County was officially a made county in 1911. In the 20th Century, cattle were raised in substantial numbers, but when the railroad bypassed the area this industry declined. Also known as "Wakinyan Paha" to the Lakota, its religious and cultural significance to the Lakota goes back further in time.

Thunder Butte forms the highest point of elevation in Ziebach County, and lies on the drainage divide between the Grand River, to the north, and the Moreau River to the south; both rivers drain eastward to the Missouri. The butte is located about 75 miles west of the Missouri River, and about 105 miles northeast of the Black Hills, (as the crow flies).

The landmark holds strong historical significance, and has long stood as a geographical reference point. Thunder Butte has strong historical ties to the Lakota Sioux tribe, dating back to 1776, French fur-traders, white settlers alike.

Literary references to Thunder Butte appear in the story of Hugh Glass, a mountain man/trapper whose nearly deadly encounter with a grizzly bear in 1823 left him stranded and alone. After reviving, he crawled 80-100 miles from the Grand River to the Cheyenne River over a period of six weeks, using the Thunder Butte landmark to guide him.

Ziebach County is now home to 2,413 residents. The area is home to a strong farming and ranching community, agricultural industry, and rich cultural history.



Wildlife:

The many river breaks, creeks and draws of northern Ziebach County provide cover for abundant populations of white-tailed deer, mule deer, antelope, sharp-tailed grouse, and turkey.

Water:

The ranch is exceptionally well watered, with both Stove Creek and Knocker Creek traversing the property. The creeks are springy and remain fresh though out the season. Numerous large, deep reservoirs dot the landscape and pipeline water serves the pastures on the north end.

Access:

From US Hwy 73, the property may be accessed by Cook Ranch Rd and a graded pasture road.





Operation:

The Ranch has been utilized during the growing season each year as summer grass and has historically carried 370+/- cow calf pairs for the grazing season.

The grass is in excellent condition and offers a generous mixture of both cool and warm season grass varieties.

Taxes:

2021 taxes payable in 2022 are \$8,814.36

Price:

The Thunder Butte Grassland property is being offered for private treaty sale at \$3,570,000 USD.



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:

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

JD Hewitt: jd@hewittlandcompany.com | (605) 347-1100

Legal Description

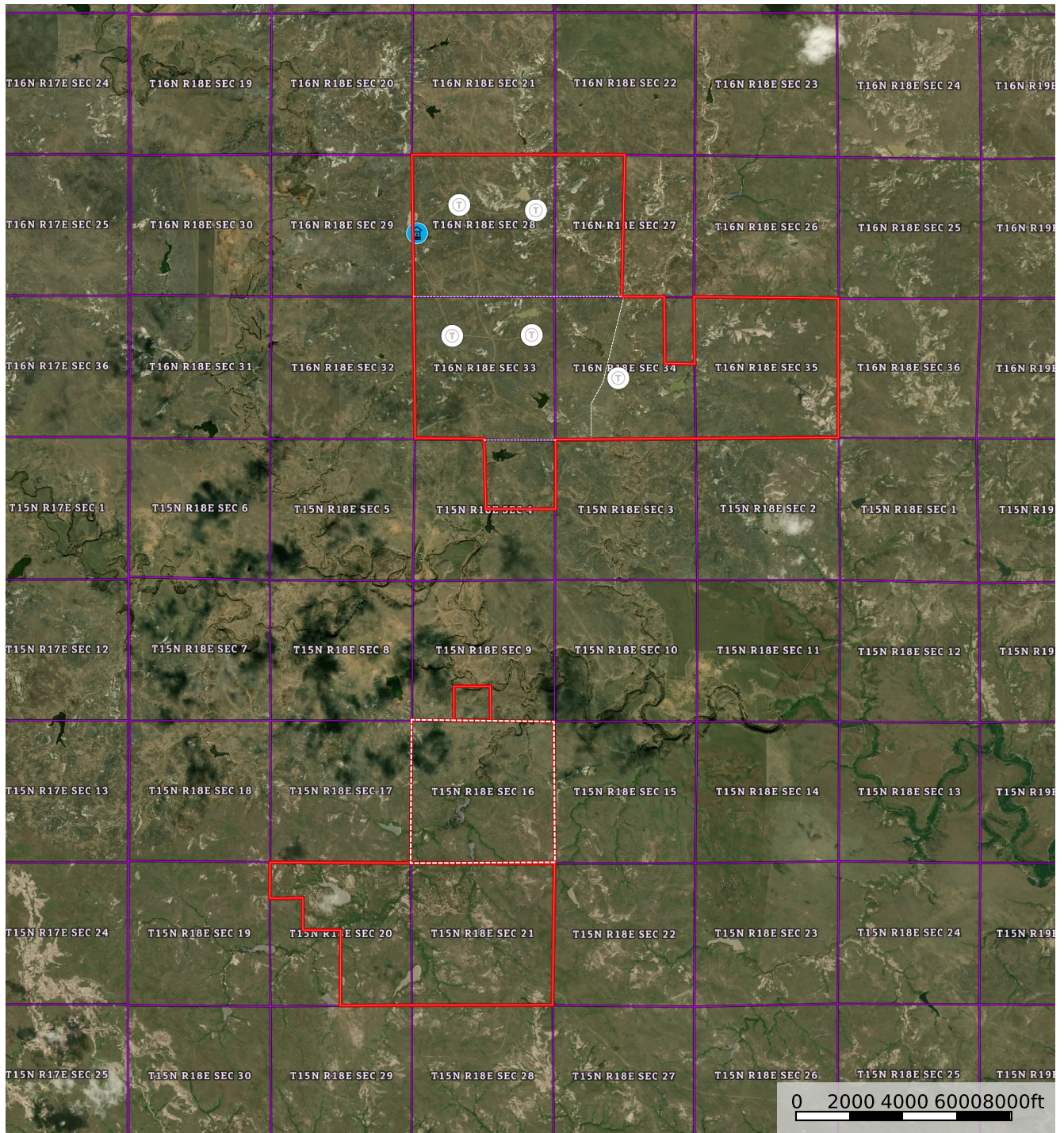
Carmichael Ranch Sale Property Ziebach County, South Dakota Legal Description

<u>Township 15 North, Range 18 East, BHM, Ziebach County, South Dakota</u>		<u>Acres</u>	<u>Taxes</u>
Section 4;	Lots 1, 2, S1/2NE1/4	159.64	365.28
Section 9;	SE1/4SW1/4	40	154.36
Section 20;	NE1/4	160	145.10
	N1/2NW1/4, SE1/4NW1/4	120	171.60
	SE1/4	160	231.96
Section 21;	NE1/4	160	120.54
	NW1/4	160	333.18
	SW1/4	160	152.76
	SE1/4	160	188.22
<u>Township 16 North, Range 18 East, BHM, Ziebach County, South Dakota</u>		<u>Acres</u>	<u>Taxes</u>
Section 27;	NW1/4	160	368.52
	SW1/4	160	310.28
Section 28;	NE1/4	160	338.06
	NW1/4	160	534.66
	SW1/4	160	415.00
	SE1/4	160	450.64
Section 33;	NE1/4	160	432.70
	NW1/4	160	414.64
	SW1/4	160	311.38
	SE1/4	160	277.36
Section 34;	W1/2NE1/4	80	119.78
	NW1/4	160	463.68
	SW1/4	160	403.82
	SE1/4	160	231.78
Section 35;	NW1/4NE1/4	40	152.82
	NW1/4	160	360.86
	SW1/4	160	374.02
	SE1/4	160	443.08
	<u>NE1/4NE1/4, S1/2NE1/4</u>	<u>120</u>	<u>548.28</u>
TOTAL Deeded		4,079.64	\$ 8,814.36



Thunder Butte Grassland

Aerial Map



Well



Trough

Fence



Boundary



Boundary







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