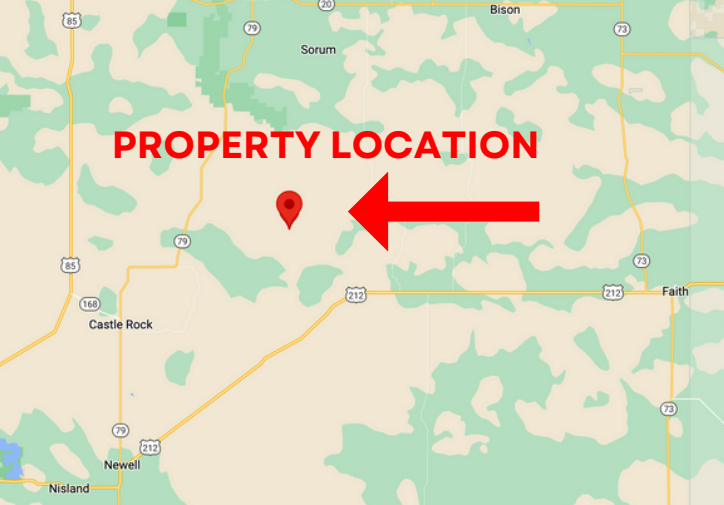




PROPERTY LOCATION

DIRECTIONS:

From Hoover, SD: 1 mile north on Hwy 79 then 14 miles East on Hoover Zeona Road.

From Mud Butte, SD: 10 miles north on Zeona Road then 5 miles West on Hoover Zeona Road.

HLC Hewitt Land Company
909 St. Joseph St., Suite 502
Rapid City, SD 57701
(605) 791-2300



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ONLINE & LIVE REAL ESTATE AUCTION

PUBLIC AUCTION: FLODEN RANCH REAL ESTATE AUCTION

BUTTE COUNTY, SD
5,142 TOTAL ACRES
SEPT. 14, 2022, 1:30 MT
NEWELL, SD



SCAN THE
QR CODE

to view the listing at
HewittLandCompany.com

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

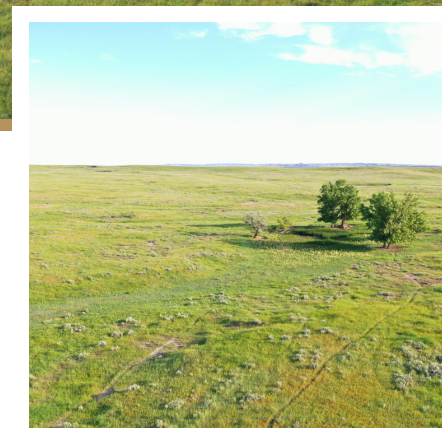
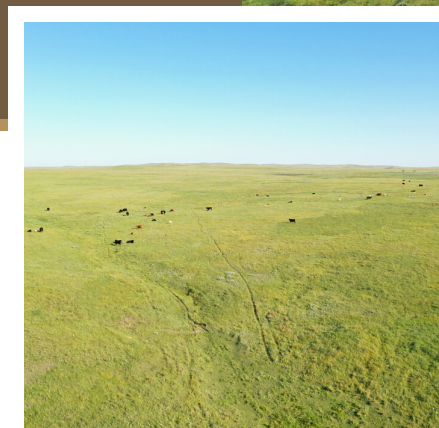
Tanner Hewitt: (605) 490-7952
tanner@hewittlandcompany.com

HLC Hewitt Land Company

REAL ESTATE — AUCTION

LIVE & ONLINE:
FLODEN RANCH

**SEPT. 14
2022**



MUD BUTTE, SD | 5,142 +/- TOTAL ACRES
Consisting of 2,520 Deeded Acres, 1,982 +/- Acres Hay Creek Grazing Assn.,
640 Acres SD School and Public Lands Lease.

LIVE & ONLINE, SEPTEMBER 14, 2022, 1:30 P.M. MT
NEWELL CITY HALL, NEWELL, SD

Offered as three individual tracts. Sells as high bidder's choice.
Broker participation invited (form and deadline required).
Register to bid online, plus view the flyer, photos, interactive
map, and video! HewittLandCompany.com



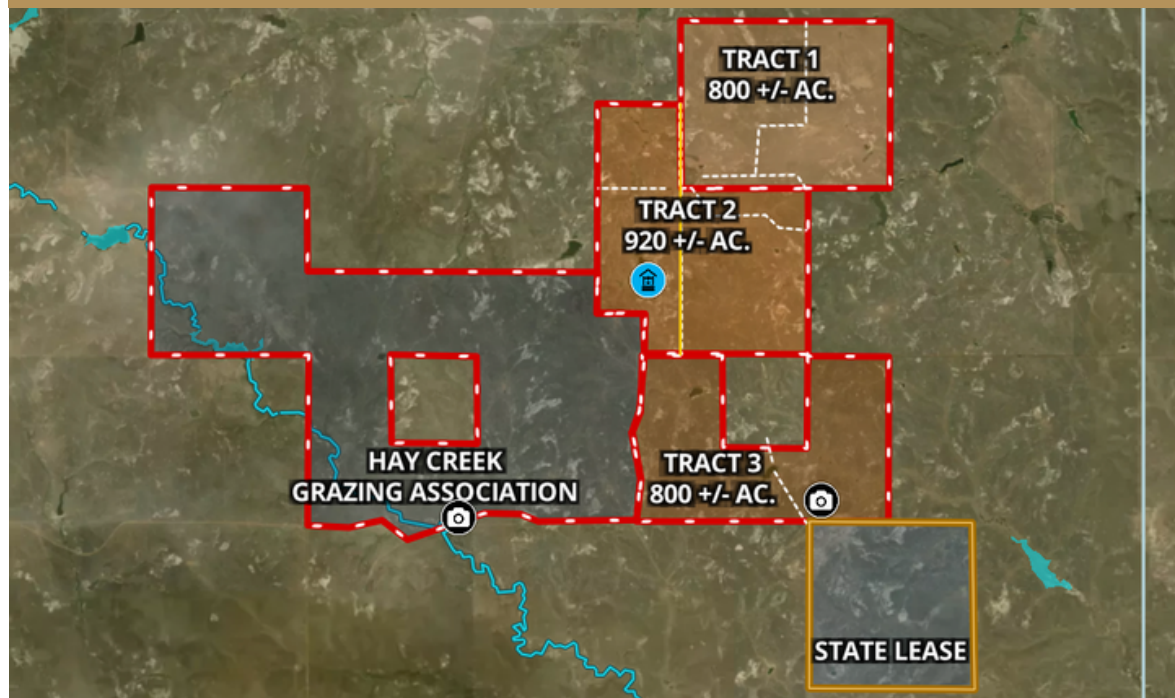
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FLODEN RANCH REAL ESTATE AUCTION

ONLINE & LIVE, SEPT. 14, 2022



FEATURING:

Terrific grassland, great access, school land lease, one share in Hay Creek Grazing Association.

SHOWING DATES:

August 16, September 1, and September 9 from 1-3 p.m. MT or by appointment.



The Floden Ranch lies in the northeast corner of Butte County, South Dakota and right in the heart of Grass country. It was founded in 1912 by Jens O. and Clara Floden and has never before been offered for sale. The variety of warm and cool season grasses along with the gradual rolling terrain, availability of well water, and great access provide a grazing opportunity that will put pounds on your livestock throughout the grazing season. If you are looking for a nice grazing property in a country with a consistent history of hard, pound producing grass please make plans to check the Floden Ranch out.

Water: The property includes four wells. Cottonwood, Fish Draw, Sweetwater, and Cabin Creek, all shallow, seasonal creeks, traverse various portions of the ranch.

Access: The access to the Floden Ranch is fabulous. 15 minutes off the pavement on maintained gravel roads yet not in a high traffic area. From Hoover, SD: 1 mile north on hwy 79 then 14 miles East on Hoover Zeona Road. From Mud Butte, SD: 10 miles north on Zeona Road then 5 miles West on Hoover Zeona Road.

Taxes: 2021 taxes, payable in 2022, are \$3,533.02.

Register to bid online and view the full listing with photo gallery, video and interactive map at [HewittLandCompany.com](https://www.HewittLandCompany.com)

TERMS & CONDITIONS

Bidding by Online & Live Auction

- Property sells subject to seller confirmation. Successful bidders shall enter into a purchase agreement and deposit 15% nonrefundable earnest money with the balance due in certified funds upon closing, on or before November 15th, 2022. Any early closing will be upon mutual consent. Property will be sold without buyer contingency of any kind. Have financial arrangements secured prior to bidding. Deeded property sold by legal description only. Grazing Association shares transfer by assignment. Any survey required shall be at the expense of the buyer. All information has been derived from sources deemed reliable; however, neither Seller nor the Auctioneers/Brokers are making any guarantees or warranties, actual or implied. Property selling "As-is where is". Inspect to the extent deemed necessary both on and off premises and use your own judgement when bidding. Announcements made at auction take precedence over any prior printed or oral representations.
- Possession: Full possession will be granted at closing.
- Title: Marketable title will be transferred by Warranty Deed and Assignment, subject to easements, restrictions, covenants and/or reservations of record. A title insurance policy will be provided by Seller and is available for your inspection prior to the auction.
- Taxes: Seller will pay 2022 Taxes based on the most current tax levy available.
- Representation: Hewitt Land Company Represents the Sellers in this Transaction. Broker Participation is invited, (form and deadline required).
- Online & Phone Bids: Registrations for online bidders, phone bidders, and Buyer's Agents must be completed no later than 10 a.m. on 9/13.
- Owners: Shirley Floden, Karl Floden

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

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

- **Tract 1:** 800+/- acres of grass with the original building site. This tract is watered by 5 dams/dugouts and has one windmill which has been converted to electricity and 1 old well. A portion of Cottonwood Creek, a shallow, seasonal creek flows north through the northeast portion of the property. Access is provided by Cottonwood Township Rd just off Hoover Zeona Rd.
- **Tract 2:** 920 acres of grass with a couple open face sheds. Water is provided by 3 dams, 1 electric well, and 1 well on a pumpjack. Sweetwater Creek, a seasonal creek, winds its way through the north portion on its way to Fish Creek and the North Fork of Moreau River, providing pockets of livestock water and shade trees. This property borders Hoover Zeona Rd. For 1 mile.
- **Tract 3:** 800+/- acres of excellent grass watered by 3 dams and a shared well. Cabin Creek makes its southward trek to the South Fork of the Moreau River providing occasional watering holes and a few trees. Also included in this tract is the grazing lease contract for 640 Acres of SD School and Public Land, which expires in 2029. Tract 3 borders the Hoover Zeona Road for 2 miles.
- **Hay Creek Grazing Association:** 1 Share in the Hay Creek Grazing Association (1,982+/- deeded and leased Acres)