



Double R Ranch
NEWELL, SOUTH DAKOTA





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\$8,968,000 | 6,643± ACRES



LISTING AGENT: **MARK JOHNSON**

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TRUSTED *by* GENERATIONS, *for* GENERATIONS,

Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT

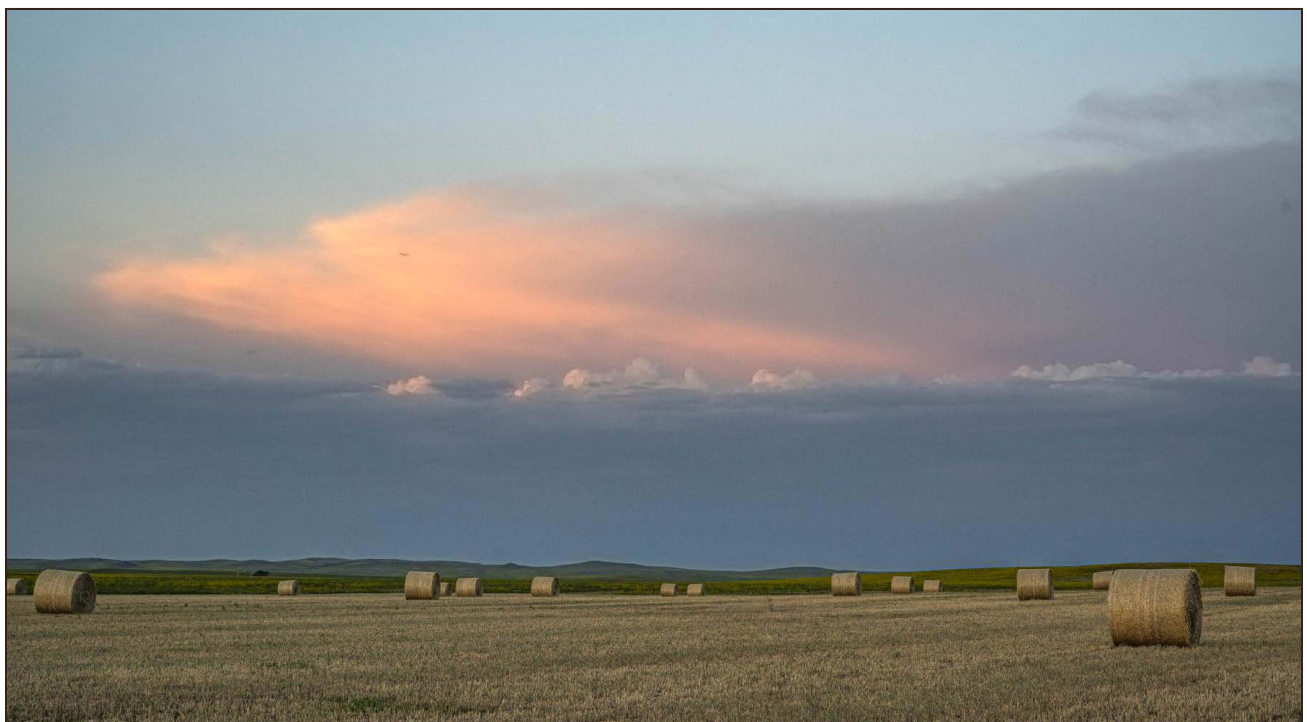
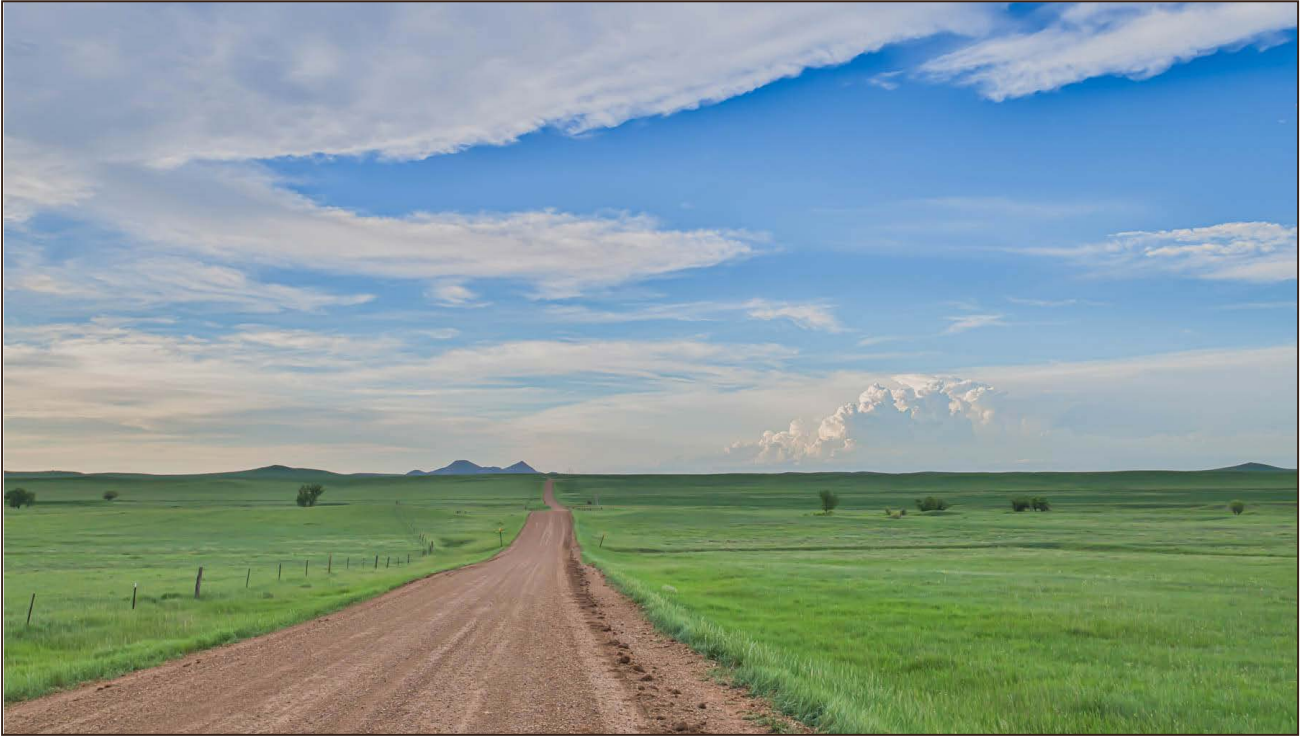


Executive Summary

The Double R Ranch is in the mixed grass prairies of western South Dakota, approximately nineteen miles northeast of Newell. The ranch consists of all contiguous 7,446± total acres, of which 6,643± are deeded and highlighted by a private water well with an extensive pipeline for livestock or domestic use, along with three seasonal flow creeks and numerous stock dams. The ranch has a full set of improvements, including a shop, a home, and working corrals. Double R Ranch is currently operated as a summer yearling range ranch, but would also be suitable for year-round operation with the productive hayfields located throughout the ranch.

Location

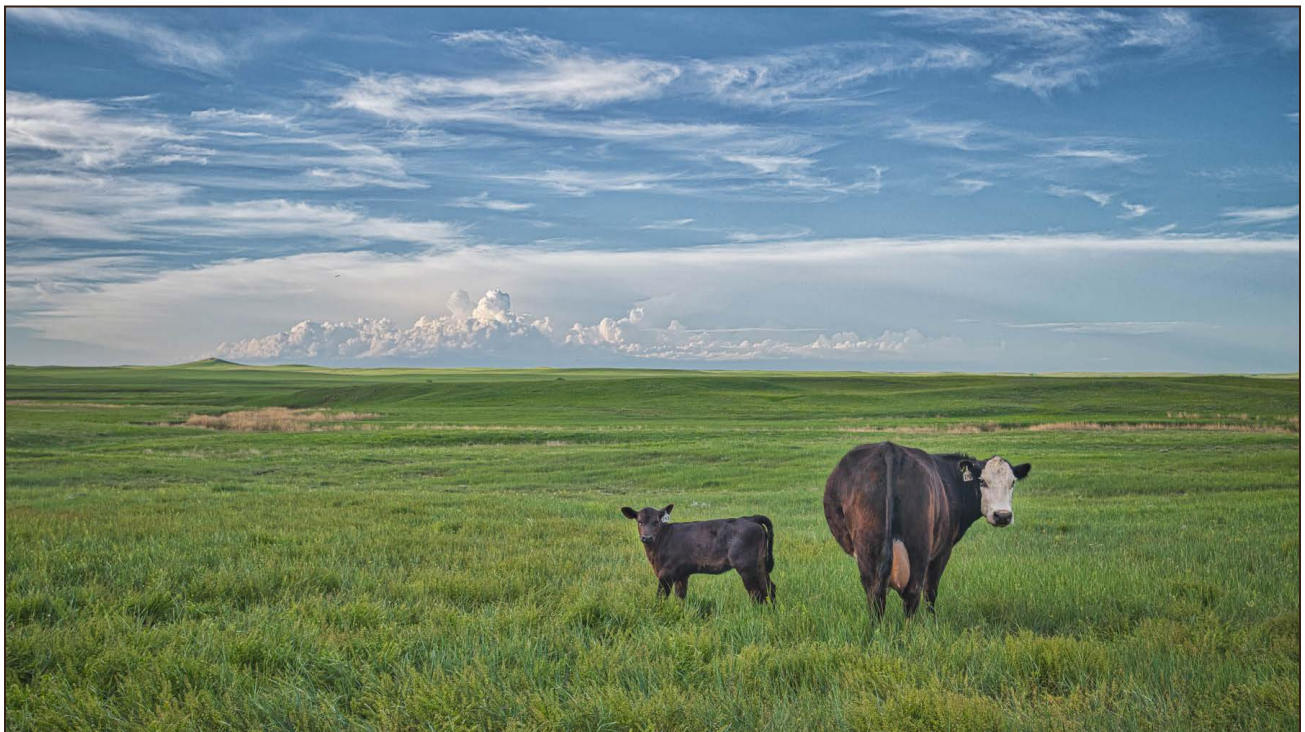
The ranch headquarters are located fifteen miles northeast of Newell on Highway 212, then north a little over six miles on Double R County Road, and half a mile east on private ranch road. Newell has all the basic amenities, including a school, a gas station, a hotel, a grocery store, and restaurants. It is located just north of the famous towns of Sturgis, Deadwood, and Interstate 90.

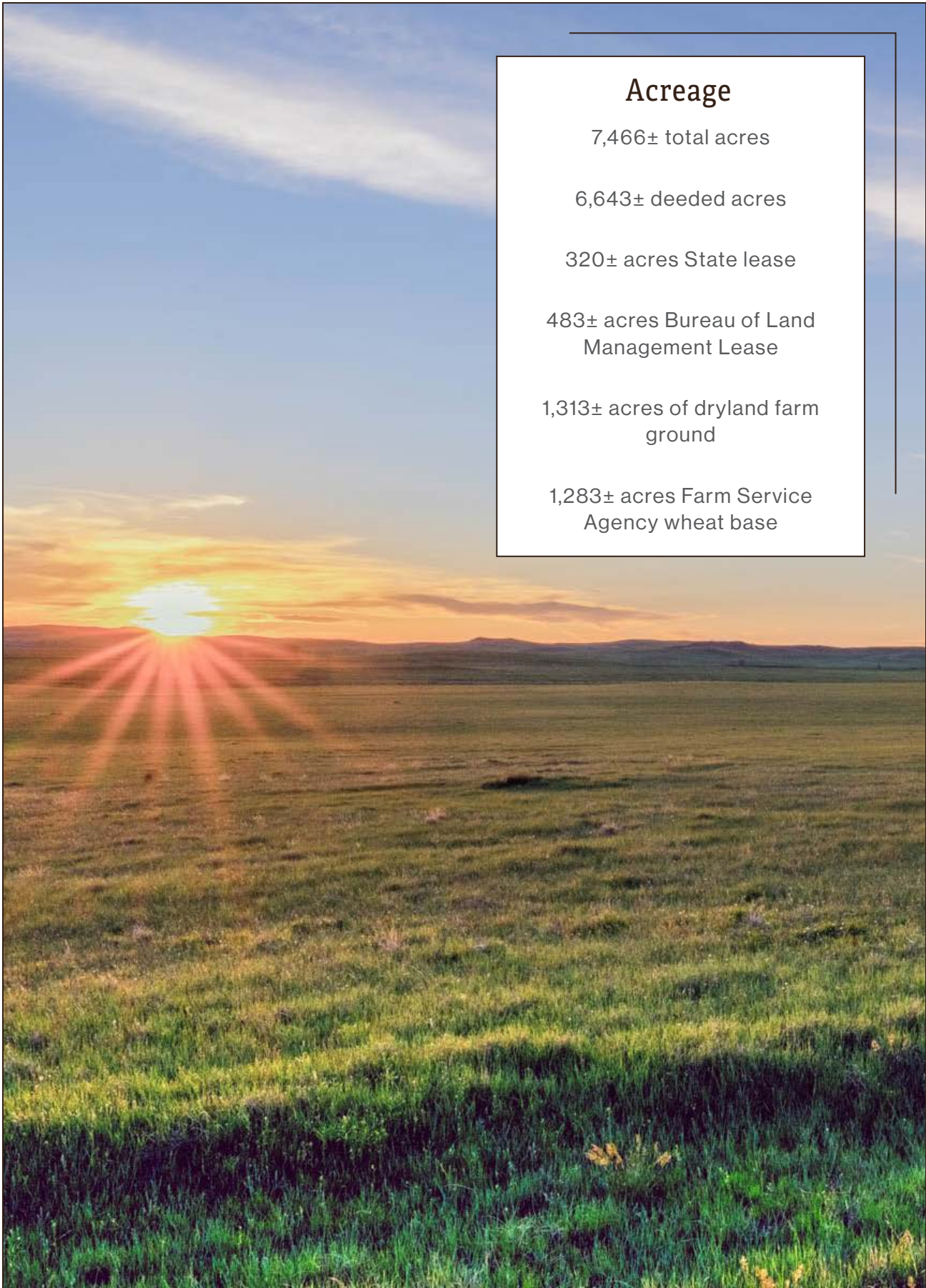




Locale

The ranch lies in the heart of the mixed grass prairies of Butte County, where a long-standing tradition of ranching heritage dates back to the open range days. The area has a strong agricultural production lifestyle, with proximity to the Black Hills, Sturgis, and Deadwood. Easy access to Interstate 90 and the regional commercial airport in Rapid City, which is just 56 miles from the ranch, provides access to all activities and recreation that the area has to offer.





Acreage

7,466± total acres

6,643± deeded acres

320± acres State lease

483± acres Bureau of Land
Management Lease

1,313± acres of dryland farm
ground

1,283± acres Farm Service
Agency wheat base



Climate

Butte County, South Dakota, has a continental climate with warm summers and cold winters. Average summer temperatures reach the mid-70s to 80s, while winter temperatures dip to the low 20s. Precipitation is typically moderate throughout the year, with slightly higher levels during the spring months. The area does experience some snow during the winter months, though this is usually light and does not cause significant disruption or delays in life in Newell.

Summer High: The July high is around 87 degrees

Winter Low: The January low is 12 degrees

Rain: Averages 18 inches of rain a year

Snow: Averages 36 inches of snow a year





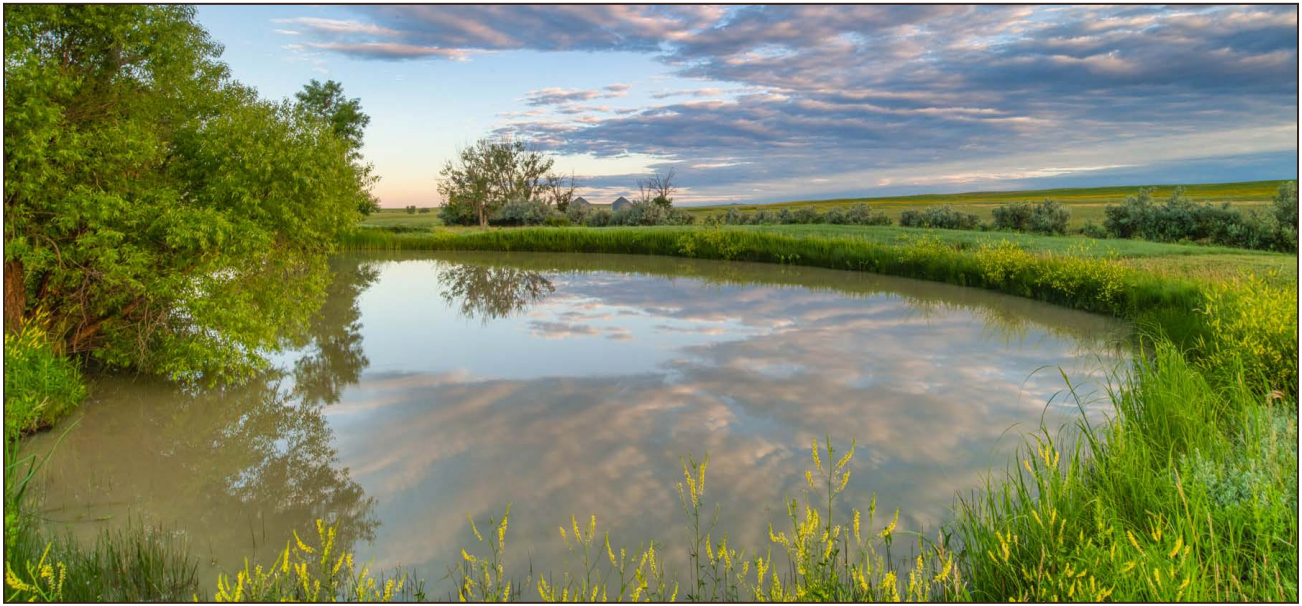
General Description

Double R Ranch consists of a balance of rolling native grass pastures, dryland hay, and several seasonal creek bottoms, providing quality summer grazing for yearlings and/or cow-calf pairs, complemented with an abundance of hay production. The native rangeland is comprised mostly of cool and warm season grasses and is dominated by western wheat grass. The ranch headquarters are located just off a county road and along Lone Tree Creek. The headquarters include a home and shop along with cattle working facilities. The ranch is blessed with an exceptional deep water well that provides 200 to 250 gallons per minute of water via pipeline to livestock tanks and domestic use. Fences are in top-notch shape, with many of them recently replaced. Traditionally, the ranch has summered 1,000 head of yearlings for a four and a half month grazing period and produced 1,400 to 1,500 tons of hay. A second set of shipping corrals are centrally located just off the county road.

Improvements

The ranch headquarters include a meticulously maintained four-bedroom, two-bathroom home with a 10'x28' two-car garage, and a basement. The shop is a 120'x35' steel Quonset building with a cement floor and electricity. At the headquarters, there is a functional set of cattle working facilities and corrals with water and four functional grain bins. A second shipping corral is centrally located near the county road. Fences are in great shape, with many being replaced in the last ten years.





Water Resources

There are three seasonal creeks, Lone Tree, Sulfur, and Double R, that all converge on the ranch. There are also numerous functioning stock dams throughout the ranch. The highlight of the ranch is a 3,640-foot deep water well in the Morrison formation that provides up to 200 to 250 gallons per minute and is distributed throughout the ranch with an extensive pipeline to 26 stock tanks. The well pumps into a 20,000-gallon storage tank and is gravity-fed through the pipeline. The pipeline main trunkline is three inches down to two inches, with one-and-a-half-inch feeders off the main line. Many of the tank locations have multiple cement or tire tanks. The well also provides domestic water to the buildings.



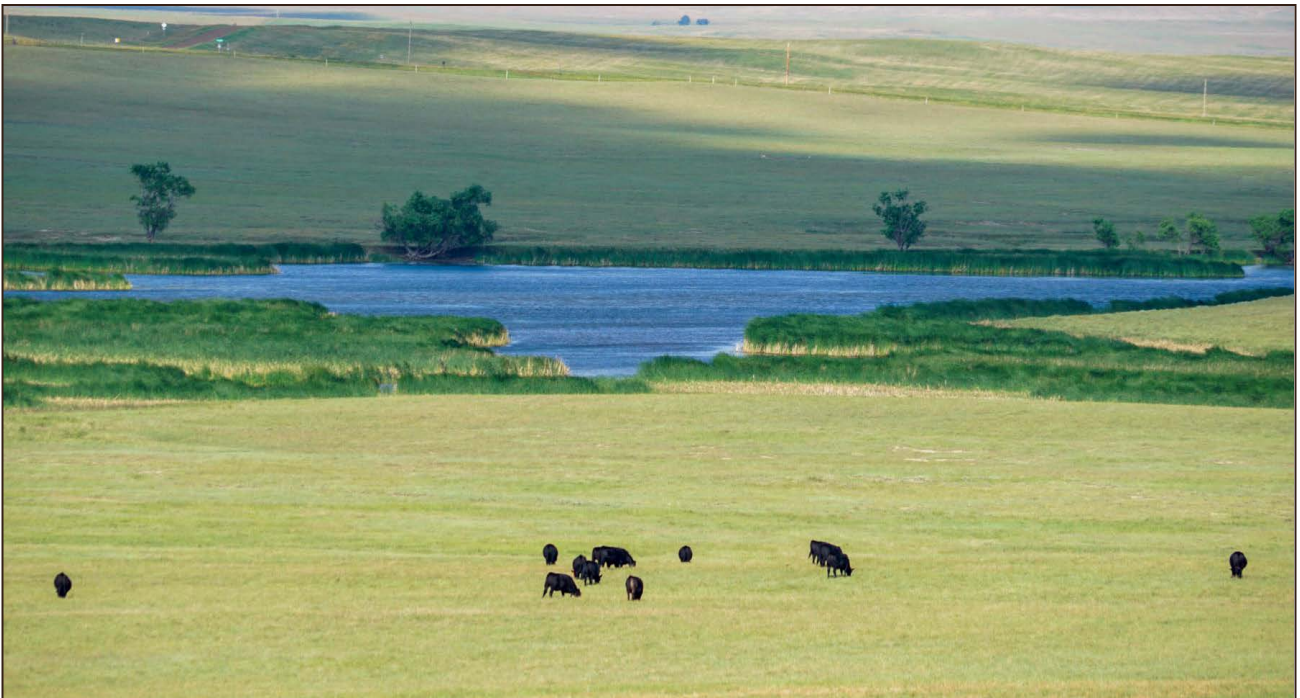


Wildlife Resources

Due to excellent stewardship, the ranch is home to a wide variety of wildlife, including mule deer, antelope, whitetail deer, coyotes, and a diverse bird population, including waterfowl and a few pheasants. The numerous creek bottoms and stock dams, along with rolling hills and grassy draws, provide excellent wildlife habitat.

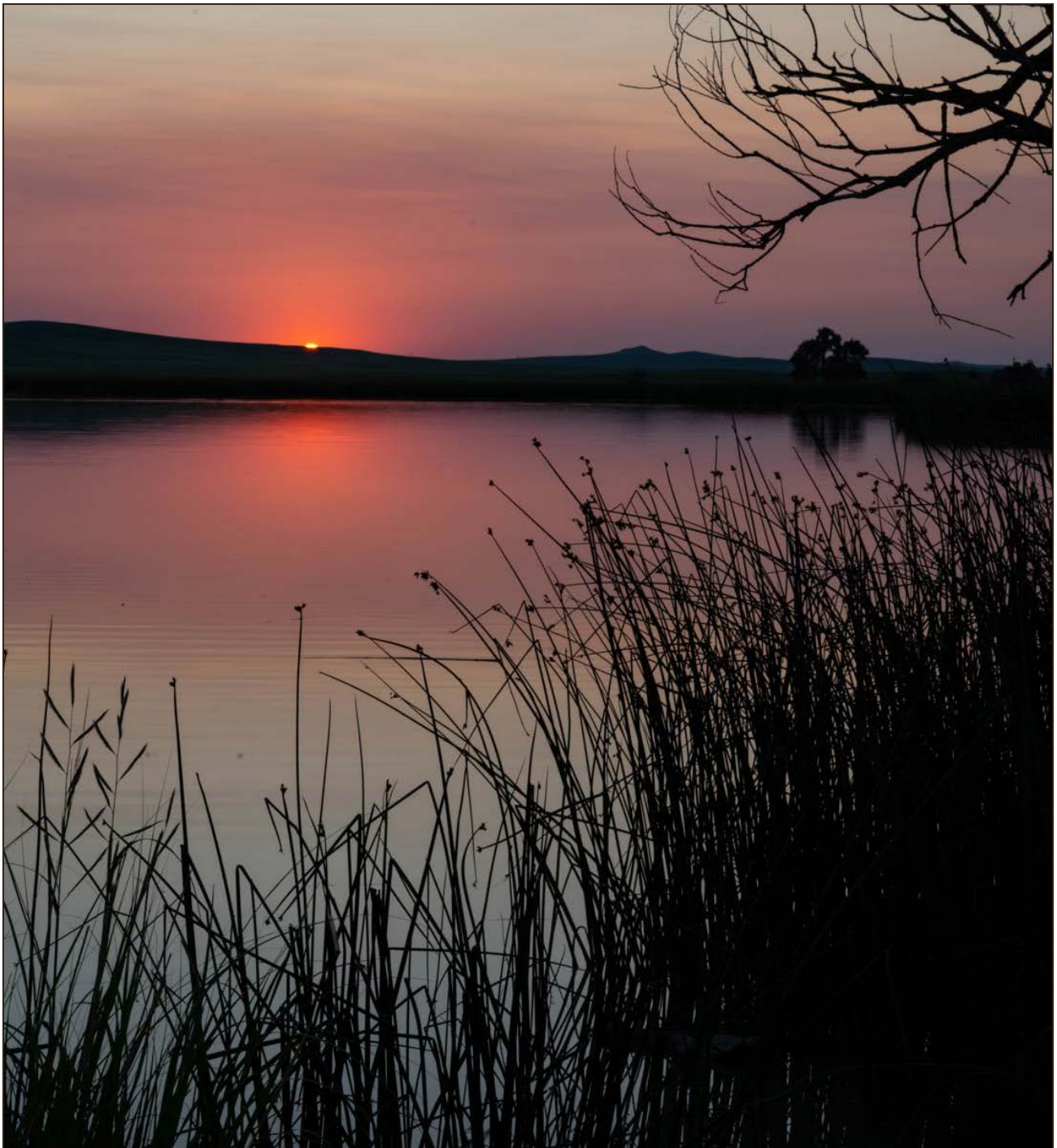
Taxes

Based on past years, the annual real estate taxes are estimated at \$19,125.



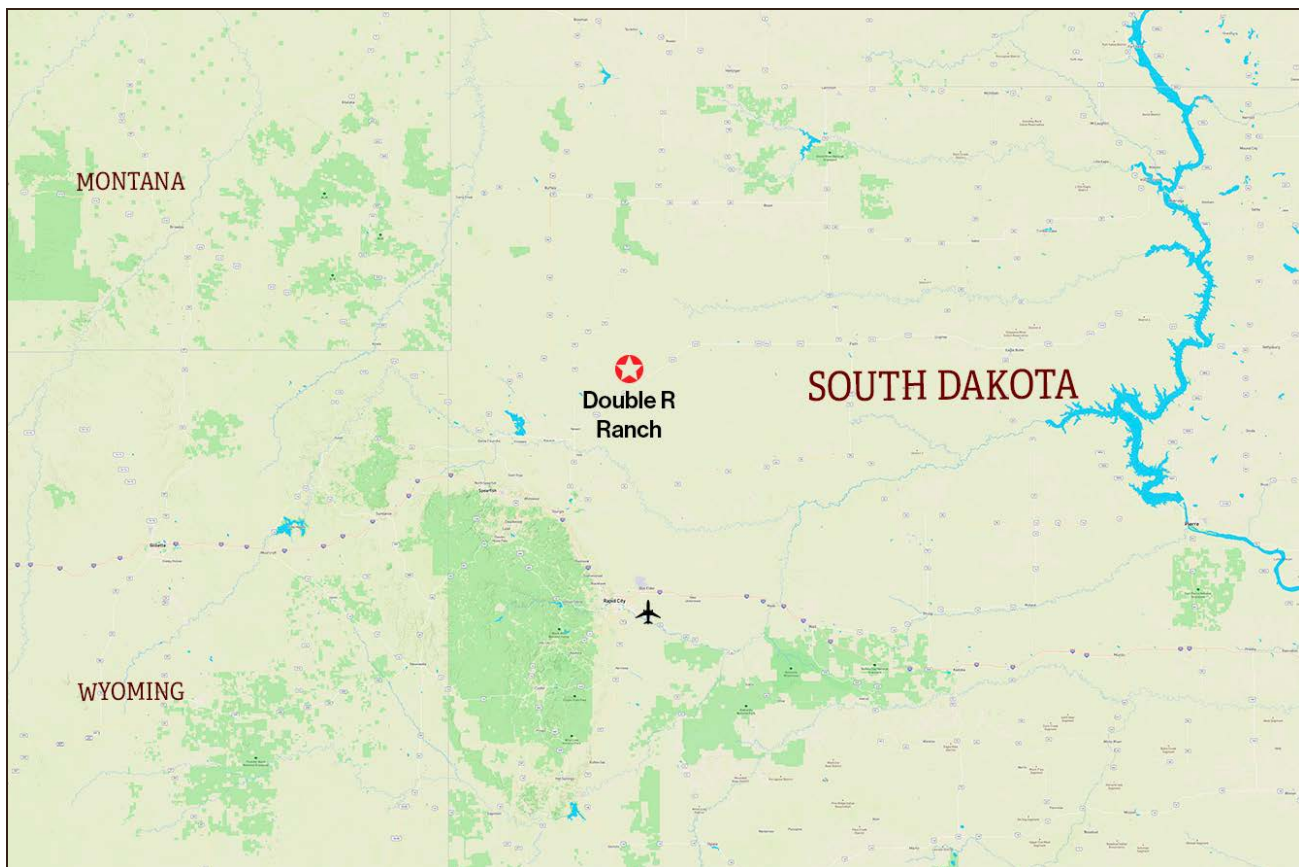
Mineral Rights

All seller-owned mineral and water rights will be conveyed to the buyer the sale of the property.



Broker Comments

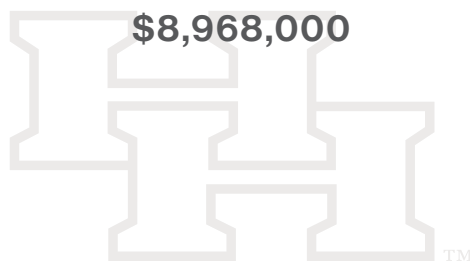
Pride of ownership is evident on the ranch, and stewardship and care are exhibited throughout. This is a move-in-ready ranch with excellent fences, an extensive watering system, modest headquarters, and the capacity to summer 1,000 head of yearlings plus 1,400+ tons of hay production. Access is exceptional, with a county road bisecting the ranch and major amenities such as in Sturgis, Deadwood, and the Black Hills, which are a short distance away. Double R Ranch is an exceptional example of a western South Dakota ranch.



Click on map above for link to Land id™ map of property.

Price

\$8,968,000



Information provided by Hall and Hall concerning real estate listed for sale is believed to be reliable but is not guaranteed and should be independently verified by potential purchasers. Information is subject to change, withdrawal, or correction. Hall and Hall makes no representations or warranties about the property or the accuracy or completeness of the information concerning the property including, without limitation: that the actual square footage, measurements, acreage, zoning, tax information, school district and other factors that may affect the value or use of the property may vary from that listed or shown in maps or public records and may change; the property's condition, income potential, or compliance with applicable laws or regulations; that estimates of potential rents, income, expenses, and capitalization rates may not be achieved; that some photographs of the property may be digitally enhanced; the legality or enforceability of any covenants, conditions or restrictions that may affect the use any enjoyment of the property; and any changes in market conditions or the future investment value of real estate listed for sale. Hall and Hall is not liable for any inaccuracies, errors, or omissions concerning information about the property or losses that result from the use of this information. Information provided by Hall and Hall concerning the property is not a substitute for inspections, surveys, title searches or other due diligence by potential purchasers. Potential purchasers should perform their own due diligence including legal and financial review before purchasing.

Additional Services Offered by Hall and Hall

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer "Another Solution" to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's "Rolodex" of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[J.T. Holt](#), [Alex Leamon](#) or [Brian McEntire](#) • (806) 698-6882

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.

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.

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.

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:

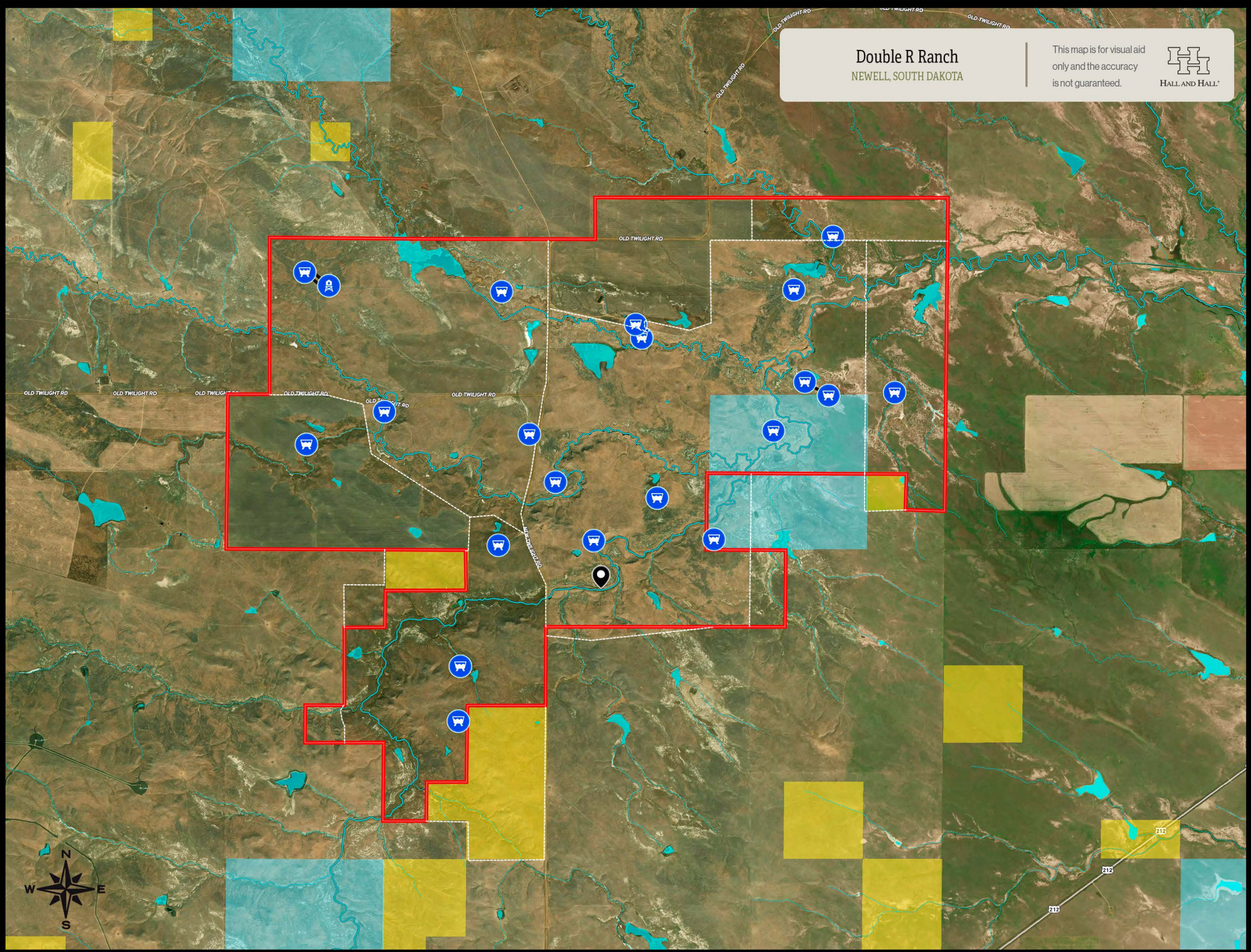
The duties of the real estate licensees in a real estate transaction do not relieve a party to a transaction from the responsibility to protect the party's own interests. Persons should carefully read all documents to ensure that they adequately express their understanding of the transaction. If legal 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.

Mark Johnson of Hall and Hall is the exclusive agent of the Seller.

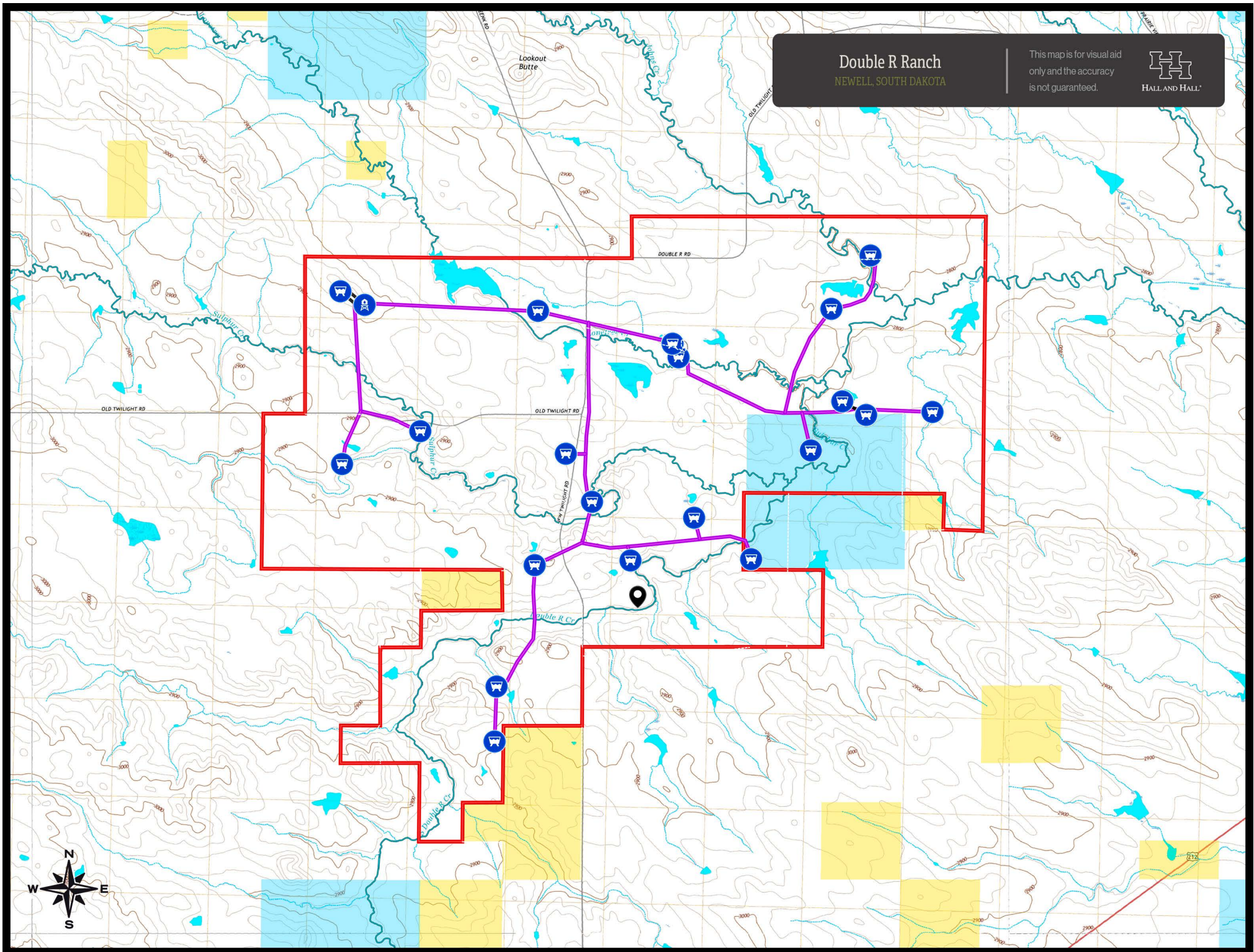
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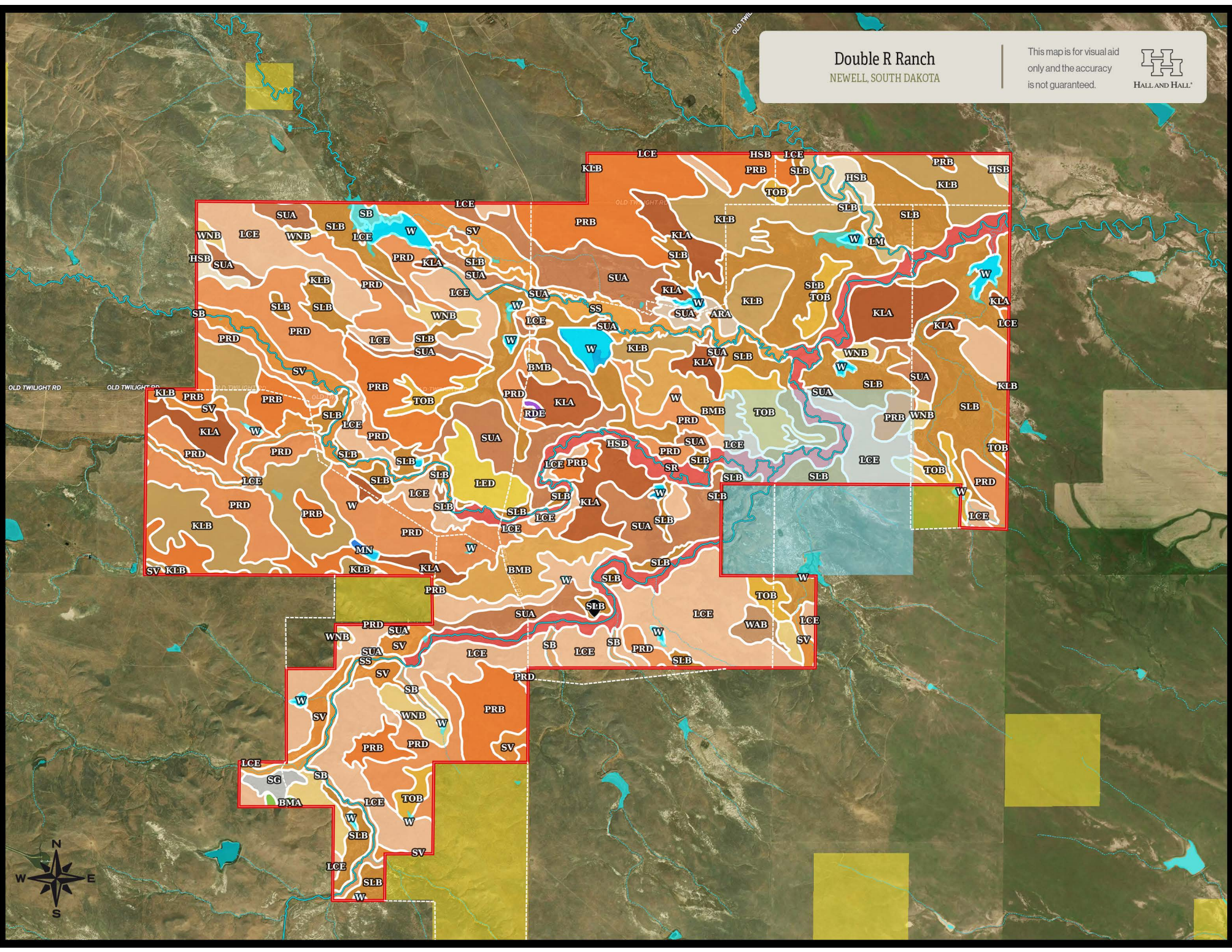
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SiB	Slickspots-Wasa complex, 0 to 6 percent slopes	1106.74	15.84	4	28	8S
LcE	Lismas clay, 10 to 40 percent slopes	1038.2	14.86	9	4	7e
PrD	Pierre clay, 6 to 20 percent slopes	845.55	12.1	30	25	6e
PrB	Pierre clay, 2 to 6 percent slopes	704.18	10.08	30	26	4e
KiB	Kyle clay, 2 to 6 percent slopes	592.37	8.48	52	31	4e
SuA	Swanboy clay, 0 to 3 percent slopes	588.36	8.42	21	24	6S
KiA	Kyle clay, 0 to 2 percent slopes	386.03	5.52	54	31	4e
Sr	Stetter clay, 0 to 3 percent slopes, occasionally flooded	347.83	4.98	29	27	4W
Sv	Swanboy-Slickspots complex, 0 to 3 percent slopes	309.02	4.42	16	24	6S
BmB	Bidman loam, 2 to 6 percent slopes	196.68	2.81	51	40	3e
ToB	Twotop clay, 0 to 9 percent slopes	196.62	2.81	36	23	6e
WnB	Winier clay, 0 to 9 percent slopes	146.13	2.09	17	24	6e
Ss	Stetter clay, channeled	127.6	1.83	29	15	6W

