



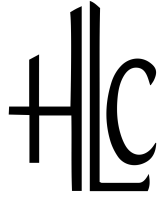
Cheyenne River Ranch and Recreation

Buffalo Gap, SD

373 +/- Acres

\$ 3,150,000





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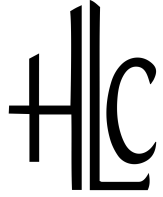
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Executive Summary: This property provides the diverse mix of productive irrigated hayland coupled with Cheyenne River fishing, river breaks hunting and winter livestock grazing all on a 373 acre footprint!

Location: The property is located 11 miles east of Buffalo Gap, SD and a short 25 minutes to Hot Springs, SD.

Property Directions: From Buffalo Gap take Custer Co Hwy 656/Riverside Rd, east 6.5 mi, north 1 mi., east 4.5, turn south on 148th St .5 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.

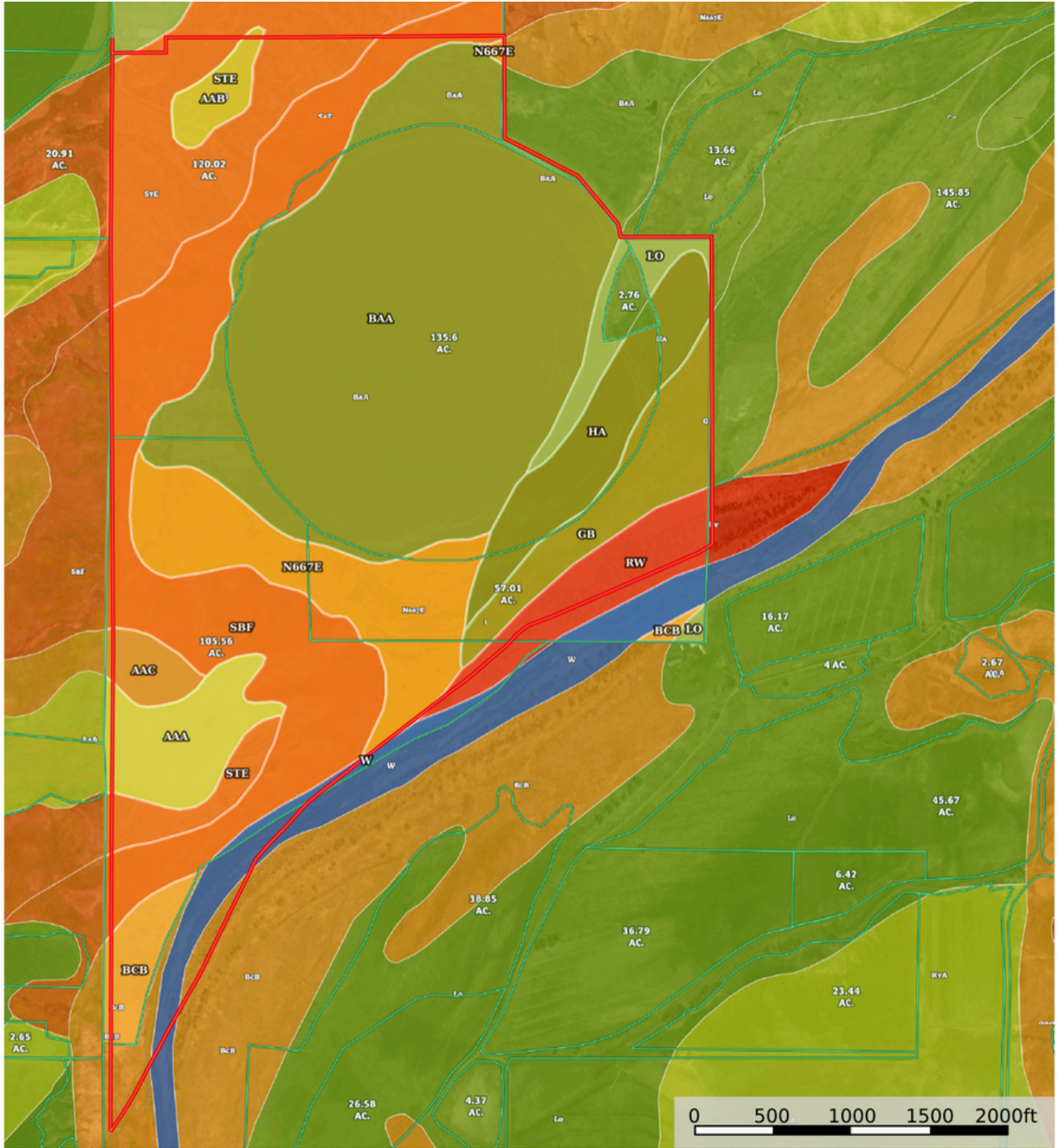
The community of Hot Springs, population 3,500, has been called “the Southern Gateway to the Black Hills” because of its native charm, temperate year-round weather, outdoor recreation, and easy access to local attractions. In addition to the hospitality industry, Hot Springs is home to the county seat, many local businesses, a K12 public school and private elementary school. Two universities are located within one hour’s drive.


Topography: The property is comprised of rugged Cheyenne River breaks, with timber and brush lined draws leading to productive irrigated hay land, all making up the Cheyenne River Valley.



Soils: The major soil type in the hay production area is Baca silt loam and Nunn loam. The balance of the soils include Altvan loam, Glenberg fine sandy loam, Lohmiller silty clay and Pierre-samsil clay.

HLC Soils Map



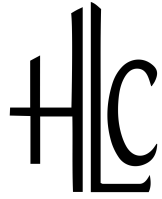


Soils Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BaA	Baca silt loam, 0 to 4 percent slopes	136.6	32.72	49	49	3e
SbF	Samsil clay, 15 to 40 percent slopes	72.4	17.34	5	4	7e
StE	Schamber-Samsil complex, 15 to 40 percent slopes	66.33	15.89	6	4	7s
N667E	Pierre-Samsil, moderately deep clays, 6 to 25 percent slopes	32.41	7.76	27	20	6e
Ha	Haverson silt loam	20.08	4.81	79	39	3c
Gb	Glenberg fine sandy loam	17.54	4.2	43	31	3e
Rw	Riverwash, 0 to 6 percent slopes, frequently flooded	15.28	3.66	8	-	8e
AaA	Altvan loam, 0 to 2 percent slopes	15.04	3.6	55	38	4s
NuA	Nunn loam, 0 to 2 percent slopes	8.77	2.1	87	42	3e
BcB	Bankard loamy fine sand, 0 to 4 percent slopes	7.73	1.85	31	25	6e
W	Water	7.48	1.79	0	-	8
Lo	Lohmiller silty clay	6.79	1.63	73	35	3c
AaC	Altvan loam, 6 to 9 percent slopes	5.02	1.2	36	37	6e
AaB	Altvan loam, 2 to 6 percent slopes	4.96	1.19	49	37	4s
SeA	Satanta loam, 0 to 2 percent slopes	1.08	0.26	84	50	3c
TOTALS		417.5 1(*)	100%	32.65	26.39	4.97

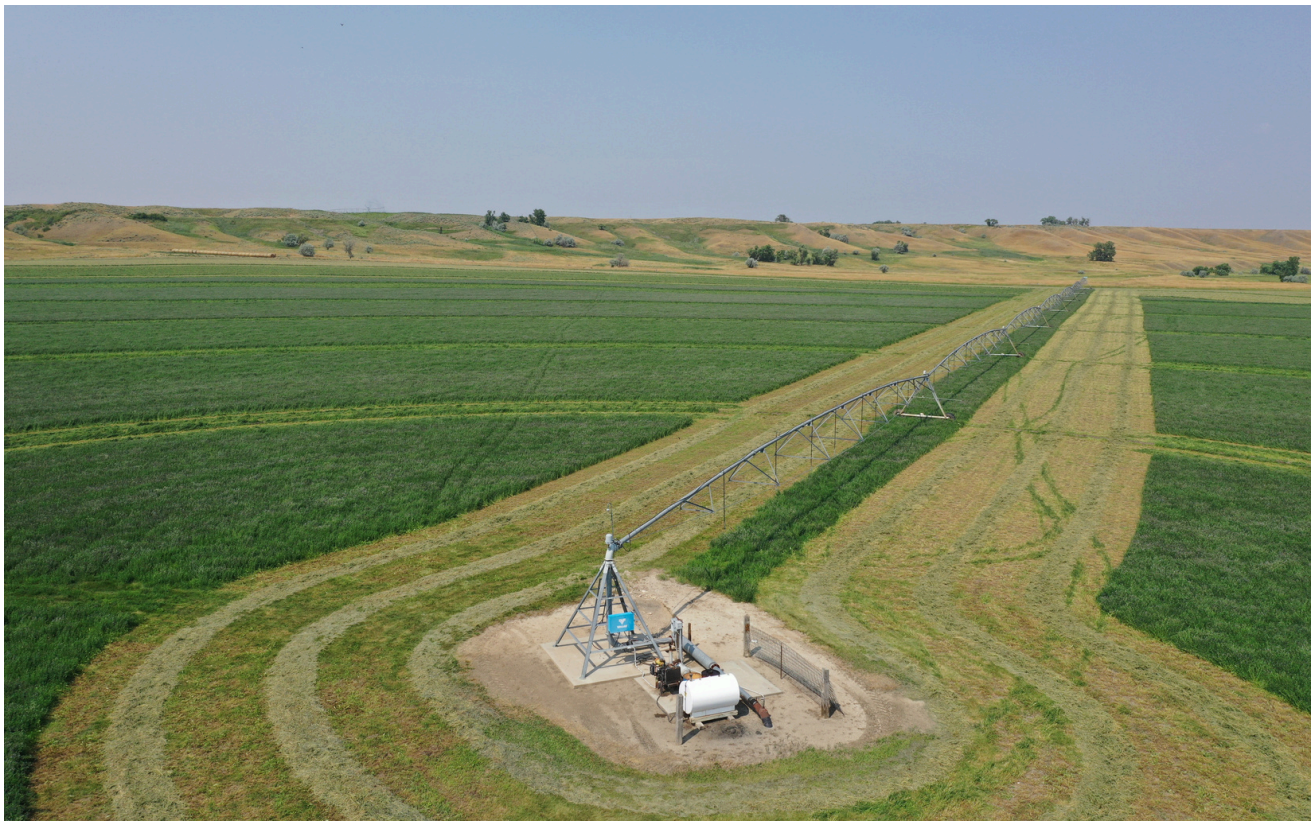
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

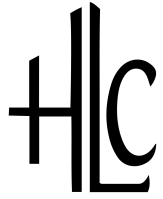




Irrigation: The property features 143 acres irrigated by a Zimmatic pivot irrigation system. The system was new in 2001 and the pump and motor new in 2021. The irrigation water is sourced from the Cheyenne River at a well-designed pump site with a propane-powered pump and motor.

Water: The water resources on the property are abundant, flowing from several natural springs located on the property and from nearly 1 mile of the Cheyenne River. The property holds senior water rights both on the natural springs and the Cheyenne River.





Access: The ranch may be directly accessed by Riverside Rd (County Rd #656) and 148th St., well maintained Custer County roads.

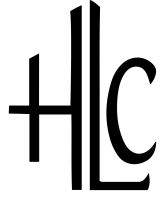
Improvements: The property is unimproved with the exception of the irrigation system and infrastructure.

Operation: The ranch has been owner operated by the Stombaugh family for generations and has received the highest level of care and stewardship. The operation has consisted primarily of commercial alfalfa hay production selling hay either locally or regionally.

Utilities: Electric power is provided to the property by Black Hills Electric Coop, Custer SD. Fiber optics would be available through Golden West Telecommunications.

Lease: There are no leases currently on the property. If the new owner had an interest in negotiating a Lease, there are a number of local producers that would be potential tenants.

Taxes: 2023 taxes \$1,185.42



Legal Description:

All in Township 6 South Range 9 East BHM Acres

Section 30:

Lots: 2 & 3 (less area around yard to be surveyed out) 72.14 (less 2+/-)

SE4NW4 40.00

E2SW4, NW4SE4 & Lot 5 149.204

Lot 4 36.43

Section 31:

Gov Lots 1, 2, 3 69.34

Total 367.114 (Less Surveyed out)

Information obtained from sources deemed to be reliable, however is not guaranteed by the Sellers or Hewitt Land Company.

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

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

1 **REAL ESTATE RELATIONSHIPS DISCLOSURE**

2 South Dakota real estate brokers are required to develop and maintain a written office policy that sets forth agency and brokerage
3 relationships that the broker may establish. The broker must disclose in writing the types of agency and brokerage relationships the
4 broker offers to consumers and to allow a consumer the right to choose or refuse among the various real estate relationships. The
5 following real estate relationships are permissible under South Dakota law.
6

7 **Single Agent-Seller's/Landlord's Agent:** Works on behalf of the seller/landlord and owes duties to the seller/landlord, which include good
8 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
9 confidential information without written permission of the seller or landlord.

10 **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,
11 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
12 information without written permission of the buyer or tenant.

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

18 **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
19 seller/landlord or buyer/tenant with an appointed agency agreement is represented by agents specifically named in the agreement. Any agents
20 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
21 his or her client and may only share confidential information about the client with the agent's responsible broker or the broker's designated
22 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
23 behalf of another party in the transaction. The responsible broker and the broker's designee act as a disclosed limited agent when appointed
24 agents within the same firm are representing their respective clients in the same transaction.

25 **Transaction Broker:** Exercises reasonable skill and care in assisting one or more parties with a real estate transaction without being an
26 advocate for any party. Although the transaction broker will help facilitate the transaction, the licensee will serve as a neutral party, offering no
27 client-level services (such as negotiation) to the customer. The transaction broker may not disclose confidential information about a party to
28 another without written permission releasing that information.
29

30 **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
31 transaction from the responsibility to protect the party's own interests. Persons should carefully read all documents to ensure that they
32 adequately express their understanding of the transaction. If legal or tax advice is desired, consult a competent professional in that field.
33

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

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

38
39 The office policy of Hewitt Land Company, Inc. (company) is to offer only those
40 services marked above.

41
42 By JD Hewitt (licensee)
43

44 **Acknowledgment:** I have been presented with an overview of the brokerage relationship options available and hereby acknowledge receipt of:
45 Real Estate Relationships Disclosure form
46 Consumer Real Estate Information Guide (residential property sales transaction only)
47 I understand that receipt of these materials is for disclosure purposes only and does not constitute a contract or agreement with the licensee.
48
49 Signature X Date _____ Time _____ am/pm
50
51 Signature X Date _____ Time _____ am/pm
52

53
54 **By marking a box and signing below, it is understood that the consumer is working without the benefit of client or transaction broker**
55 **representation.**
56

57 Buyer/tenant understands that Broker is not representing Buyer/Tenant as a client or working with Buyer/Tenant as a transaction broker.
58 Buyer further understands that Broker is acting as agent for the seller or is assisting the seller as a transaction broker.
59

60 Seller/Landlord understands that Broker is not representing Seller/Landlord as a client or working with Seller/Landlord as a transaction broker.
61 Seller further understands that Broker is acting as agent for the buyer or is assisting the buyer as a transaction broker.
62

63 Signature(s) _____ Date _____ Time _____ am/pm
64