

The Johnson Ranch

1,484 Acres | Perkins County, SD | \$3,700,000



HAYDEN  OUTDOORS

The Johnson Ranch

TOTAL ACRES:

1,484.00

PRICE:

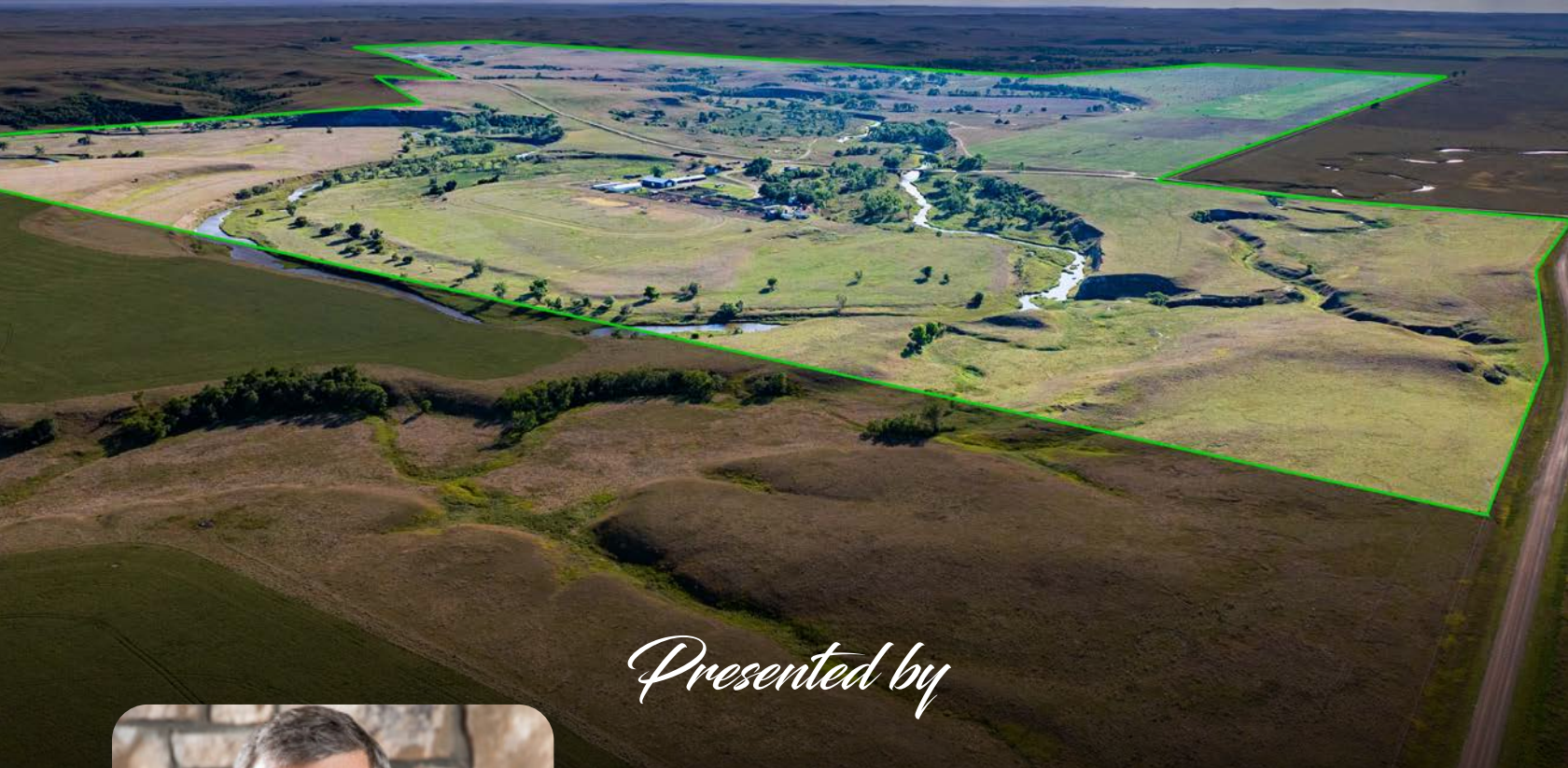
\$3,700,000

COUNTY:

Perkins County

CLOSEST TOWN:

Lemmon, SD



Presented by



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REAL ESTATE





Property Summary:

The Johnson Ranch is located on the banks of the Grand River southeast of Lemmon South Dakota and consists of 1484± deeded acres. Approximately 4.5 miles of the North Fork Grand River flows through the center of the ranch and feeds the nearby Shadehill Reservoir. There is an extensive set of improvements featuring a 3 bedroom, t2 bath home , a 30 stall horse barn with a 60'X120' indoor arena and office and numerous other outbuildings.

Land:

The Johnson Ranch is located on the banks of the Grand River southeast of Lemmon South Dakota and consists of 1484± deeded acres. Approximately 4.5 miles of the North Fork Grand River flows through the center of the ranch and feeds the nearby Shadehill Reservoir. The tree-lined river bottoms provide exceptional natural protection and wildlife habitat. The ranch has a 75-acre water license from the State of South Dakota. There is an extensive set of improvements featuring a three bedroom, two bath home built in 1991, a 30 stall horse barn with a 60'X120' indoor arena and office, 2nd three bedroom, 2 bath home, barn with 22 horse stalls, multiple shops and barns, corrals, paddocks and your own race track. The ranch has two wells and two rural water hookups provided by the Perkins County Rural Water District. The owner is currently running 130 cow/calf pairs year around. The County FSA shows 488 acres of cropland that is currently in hay production. The average hay production exceeds 2 ton per acre per year. There is a spring fed 15 acre lake on the south end of the ranch that is stocked with trout providing a dependable water source for livestock and wildlife.

Activities & Amenities

ATV/Off Road
Equestrian/Horse Property
Fishing
Hunting - Predator/Varmint
Hunting - Turkey
Hunting - Waterfowl
Outbuilding/Barn/Shed/Shop
Stream/River
Water View
Cattle/Ranch
Farm/Crops/Ag
Hunting - Big Game
Hunting - Small Game
Hunting - Upland Birds
Irrigation
Pond/Lake
Water Rights

Land Details

Total Acres: 1,484.00
Deeded Acres: 1,484.00
Zoning: Ag
Pasture Acres: 488
Water Rights: Yes

The ranch has a 75-acre water license from the State of South Dakota.

Estimated Taxes: \$6,335 - 2022

Source of lot size: Assessor/Tax Data

Building Details

Homes: 2
Style of Home(s): Ranch
Finished Sq. Ft.: 2672
Bedrooms: 6
Full Bathrooms: 4
Three-Quarter Bathrooms: 1
Parking Types: Attached Garage



Land:

Whitetail and Mule deer roam the river bottoms and draws. The ranch boasts a strong turkey population with great hunting in both the spring and fall. This region of South Dakota is home to some of the country's best upland hunting. Strong numbers of Pheasants, Grouse, and Hungarian Partridge are found on multiple different areas of the ranch. Good fishing can be found on The Grand River that flows for 4.5 miles through the heart of the ranch. During the spring and summer months it is not uncommon for Walleye and Norther Pike to be caught in the many deep pools throughout this river. Shadehill Reservoir is only a short 8-minute drive from the ranch and offers some of the best fishing in Northern South Dakota.

This is a tremendous property for those seeking an equestrian and cattle operation with first-class recreational amenities. The Grand River offers varied topography from grassy ridges, to upper hay meadows to tree-filled valleys along with live water and just minutes from spectacular recreational opportunities. The ranches' improvements are abundant and allow for a highly diversified operation. The Johnson Ranch fits a horseman, cowman or investor, and we don't find many of these types of ranches hitting the market.





Improvements:

- Main House – 3 bedroom, 3 bath with 1352 square feet and 30'X32" attached garage
- 2nd Home – 3 bedroom, 2 bath with 1320 square feet and 624 SF attached garage
- Horse Stable/Arena – 36' x 180' Stable with 30 stalls and tack room, 60' x 120' indoor arena, 12' x 30' office with bathroom and an 18' x 48' lean to Built in 1987.
- Steel Pole Barn – 40' x 120' with 20 horse stalls built in 2013
- Steel Pole Barn – 40' x 64' built in 2007
- Steel Shop – 40' x 50' Built in 1979
- Open Faced Pole Barn – 10' x 120' built in 1992
- Steel Quonset – 38' x 50' built in 1968
- Four (4) Open Faced Pole Barns – 12' x 49' each built in 2014
- Open Faced Pole Barn – 12' x 20' built in 2014
- Open Faced Pole Barn – 10' x 15' built in 2014
- Shed – 10' x 16' built in 1987
- Four (4) Steel Grain Bins – 3035 bushels each built in 1968



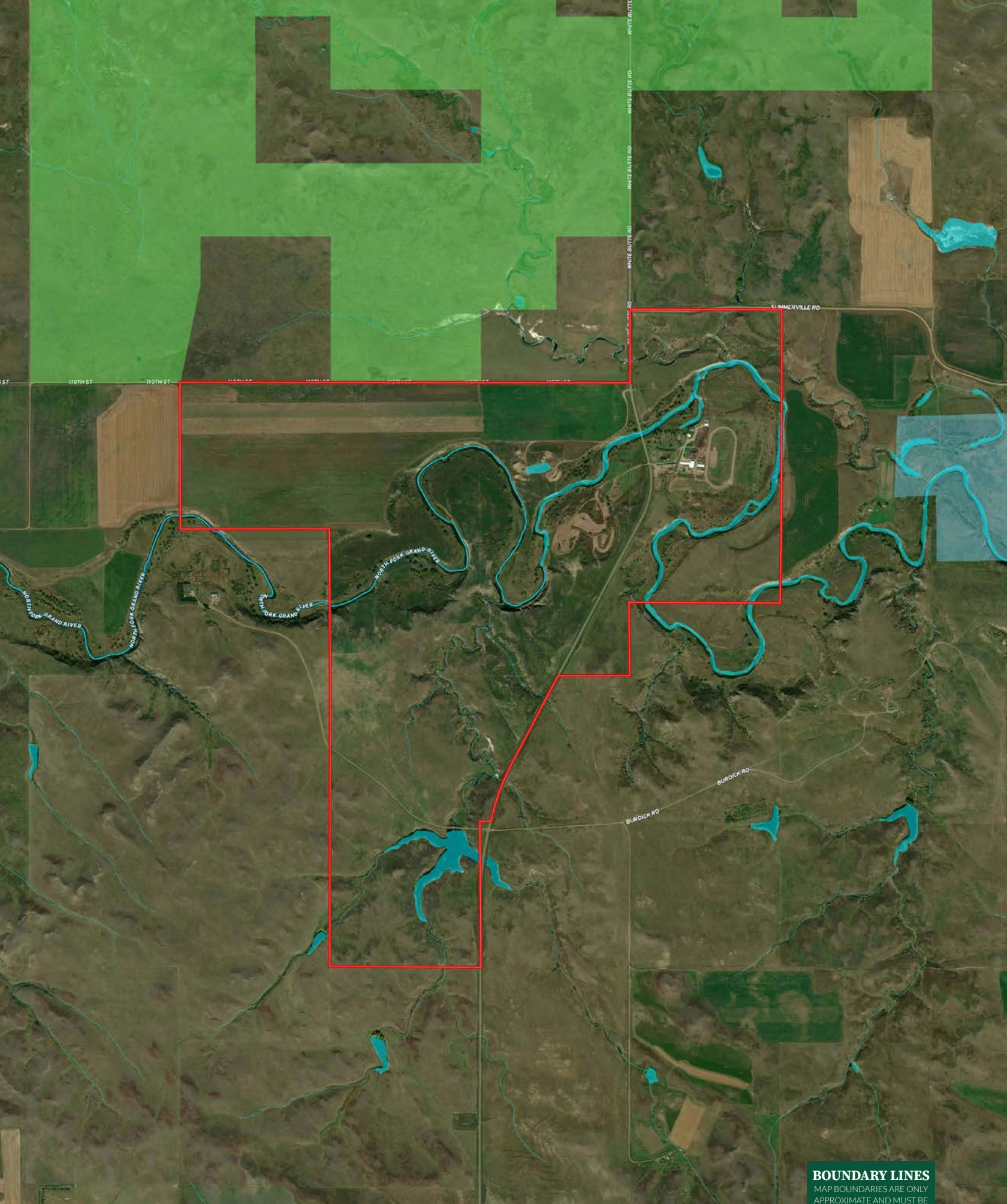


Recreation:

The Johnson Ranch offers 4.5 miles of Grand River bottoms creating hundreds of acres of riparian areas providing essential wildlife habitat for upland game birds, turkey, mule deer and whitetail deer. Less than a mile east of the ranch is the west boundary of The Shadehill Reservoir Game Production Area. The Shadehill Recreation Area offers opportunities to enjoy land and water-based activities. The reservoir is one of western South Dakota's few large lakes. The dam, built in 1951 by the Bureau of Reclamation, creates more than 5,000 surface acres of water to enjoy. The Shadehill Reservoir on the Grand River in the northwestern part of South Dakota, immediately downstream from the confluence of the North Fork and the South Fork of the Grand River. The reservoir has approximately 4,800 water surface acres, 8,358 land acres and 65 miles of shoreline. The South Dakota Department of Game, Fish and Parks manages the recreation activities at Shadehill Reservoir, which include: public-use area, camping, picnic areas, trailer dump station, swimming, boating, and hiking. Available species include walleye, catfish, and bass.

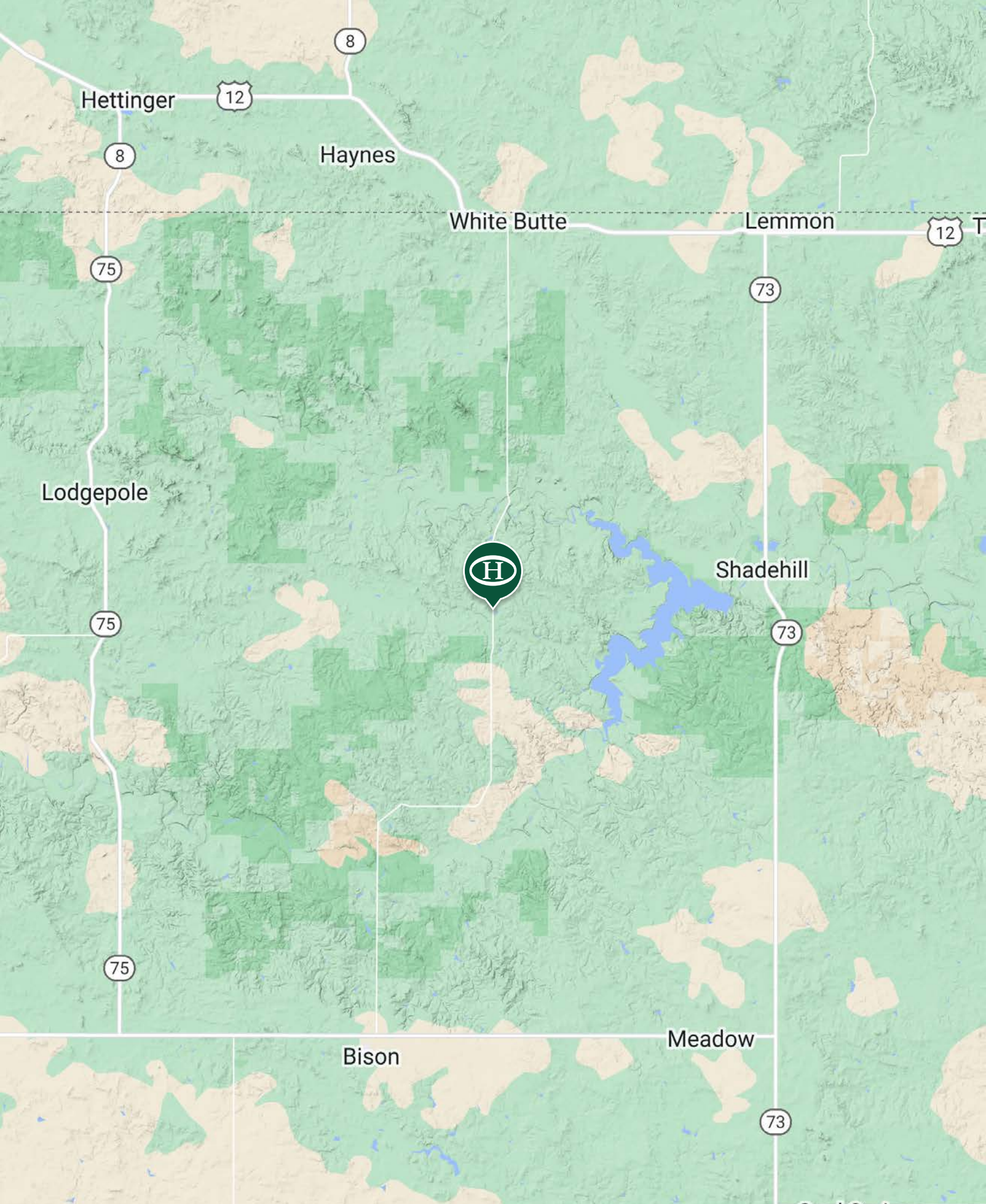
The Johnson Ranch is also located in The Grand River National Grassland which is comprised of 155,000 acres. The north and south forks of the Grand River dissect the land unit, drain into Shadehill Reservoir and then flow easterly to the Missouri River.





BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary





Water/Mineral Rights & Natural Resources:

The ranch has a 75-acre water license from the State of South Dakota out of the North Fork Grand River. It has not been utilized recently.

All mineral rights appurtenant to the property owned by the seller will transfer with the real estate. Sellers make no representation regarding what mineral rights they presently own. There is an existing gravel pit estimated to contain roughly 4-5 million tons of high quality gravel located on one of the parcels.

Region Climate:

Lemmon, South Dakota, named after cattleman Ed Lemmon who founded the town in 1906 is full of old west history. It is home to a K-12 school system, banking institutions, implement dealers, feed stores, grocery stores, livestock sale barn as well as several restaurants and retail stores. Additional livestock sale barns are located in the South Dakota towns of Faith, Belle Fourche, St. Onge and Ft. Pierre as well as Dickinson and Mandan ND.

The average annual precipitation for the Lemmon, South Dakota area is approximately 17.9 inches including 39.2 inches of snowfall. The average high temperature in January is 29 degrees, while the low is 9 degrees. The average high temperature in July is 86 degrees, while the low is 59 degrees.





History:

The Grand River Grassland is also rich in cultural heritage. In the past it served as a hunting ground for the nomadic Plains Indian tribes. Tipi rings and remnants of campfires are scattered across the prairie. The early trappers such as Jim Bridger and Hugh Glass visited this area. General Custer and his troops traveled through the area on their expeditions to the Black Hills. In the early 1900s, the area was settled by European immigrants under the Homestead Act. In the 1930s a severe drought along with high winds turned the area into a "Dust Bowl." This time was known as the Great Depression and many of the settlers experienced great financial hardships. Under the Agricultural Adjustment Act, the government purchased failed homesteads in order to minimize the economic hardships. These purchased lands were consolidated and rehabilitated and the administration was transferred to the Forest Service and formally designated the Grand River National Grassland in 1960.





Location:

Located approximately 20 miles southwest of Lemmon, South Dakota the Johnson Ranch is easily accessed year-round via well-maintained and paved state roads. To access the ranch, travel west of Lemmon, South Dakota on State Highway 12 for approximately 10 miles to White Butte Road; turn left and travel south on White Butte Road for approximately 9.7 miles.

The Rapid City Regional Airport is located eight miles southeast of Rapid City, South Dakota. This is a commercial airport offering daily flights from Allegiant Air, Delta, United, and Northwest Airlines. Additional airports in the region include Lemmon Municipal Airport with a 4,499 foot paved runway and the Bison Municipal Airport located in Bison, South Dakota that has a 3,500 foot paved runway.

The seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties about location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations about specific acreage within the fenced property lines. Seller is selling the property in an "as is" condition which includes the location of the fences as they exist.

Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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testimonials





**HAYDEN
OUTDOORS®
REAL ESTATE**

THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 150 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors, LLC

501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | www.HaydenOutdoors.com

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