

# TWIN BUTTE RANCH



**42 Miles SE of Lemmon, SD**  
**5,780 Total Acres**  
**(2,740 deeded & 3,040 private grazing permit)**

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**Bryce D. Nelson**  
**Real Estate**



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# FACT SHEET

## ***3rd Generation Ranch - 1st Time Offered For Sale***

**LOCATION:** Forty two miles SE of Lemmon, SD

**TOTAL ACRES:** 5,780 (2,740 deeded & 3,040 private grazing permit)

**LAND DESCRIPTION:** Rolling pastures w/approximately 507 acres of crop/hay land. *(74.7 acres Wheat Base, 45.6 acres Oat Base, 92.8 acres Barley Base) (2008 Crop Payment of \$1054.20)* This ranch has 204 units in the Grand River Grazing District (178 units in private grazing permit and 26 units in No. 9 pasture). (if all qualifications are met by buyer). *Grand River Grazing does not warrant and guarantee a permit or lease to these acres. For more information on qualifications call the Grand River Grazing District 605-374-5576.*

**BUILDINGS:** Full set of improvements.

**WATER:** Land is adequately watered with wells, tanks and dams.

**RAINFALL:** 14"-16" Annually

**WILDLIFE:** Abundance of deer, antelope, grouse, pheasant and prairie chickens. *There are 21,000 acres of public hunting available.*

**MINERAL RIGHTS:** Owner will retain any oil, gas or other mineral rights now held by owner.

**ACCESS:** By gravel county road.

**REAL ESTATE TAXES:** \$3,840.98 (2007)

**OFFERED AT:** \$1,946,000.00

*Owner rated at 300+ cow/calf pairs year round making this one of the low cost A/U ranches available anywhere.*

**TERMS:** Cash

**POSSESSION:** Negotiable



**This ranch includes many improvements including:**

**20'x42' House**

**12'x14' Addition**

**Full Basement**

**14'x35' 2-Car Detached Garage**

**Bunkhouse**

**35'x38' Heated Shop**

**39'x55' Calving Barn**

**30'x106' Pole Barn**

**30'x116' Calving Barn**





# MAP INFO

## Legal Description:

**Corson County, South Dakota, Township 18 North, Range 18 East**

**Section 14: S 1/2 - 320 acres**

**Section 15: E 1/2 - 320 acres**

**Section 22: NE 1/4 - 160 acres**

**Section 23: N 1/2 - 320 acres**

**Township 19 North, Range 17 East**

**Section 24: S 1/2 SE 1/4 - 80 acres**

**Section 25: E 1/2 - 320 acres**

**Perkins County, South Dakota Township 20 North, Range 17 East**

**Section 28: W 1/2 - 320 acres**

**Section 29: S 1/2 NE 1/4 - 80 acres**

**S 1/2 - 320 acres**

**Section 30: E 825' of the SE 1/4 - 50 acres**

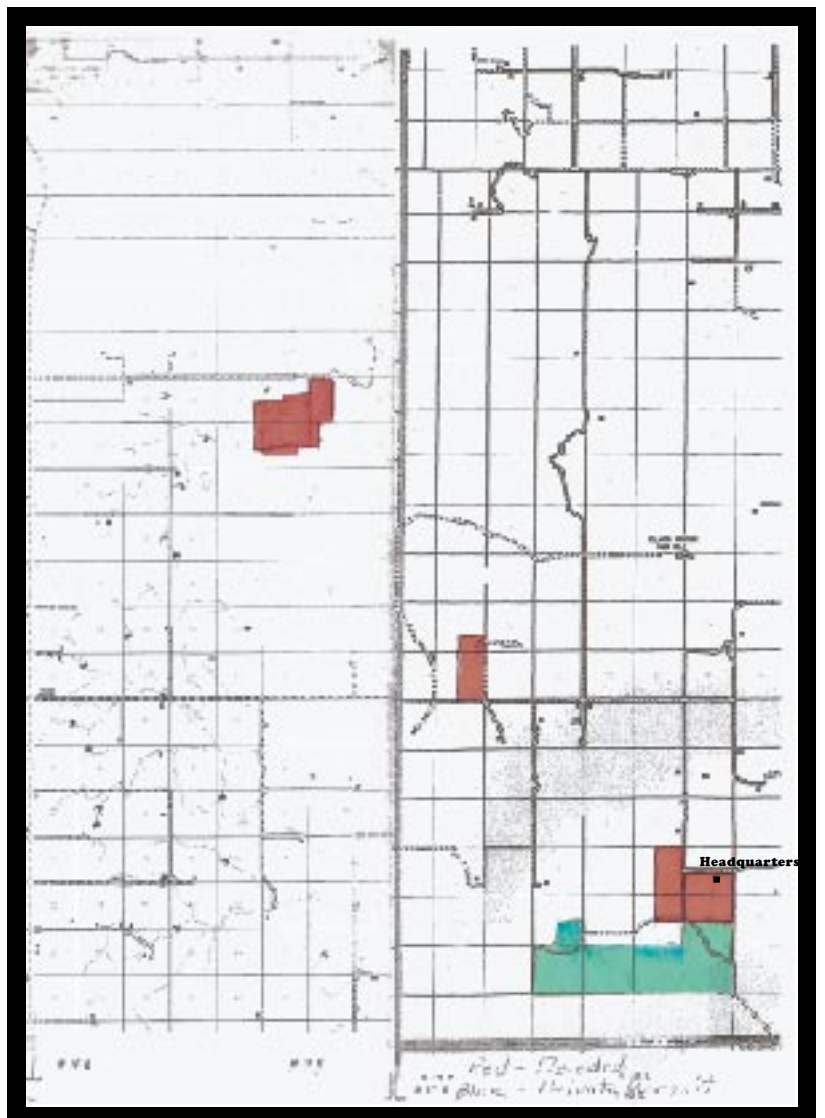
**Section 31: E 825' of the NE 1/4 - 50 acres**

**Section 32: N 1/2 - 320 acres**

**Section 33: W 1/2 NW 1/4 - 80 acres**

**Total Acres: 2,740**

**Red colored areas are  
deeded ground.  
Green colored area is  
178 units private  
grazing permit.**





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# **Bryce D. Nelson** **Real Estate**



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