

KUPERLAND

FARMLAND INVESTING



Hart & Kieffe Ranch
8,653 +/- Deeded Acres
Oglala Lakota County, SD
\$6,700,000

RANCH OVERVIEW

- State: South Dakota
- County: Oglala Lakota
- Price: \$6,700,000
- Deeded Acres 8,653 +/-
- Property Taxes 2016 \$18,814

FSA Acres

Pastureland 7,095 +/-

Cropland 1,539 +/-

Hart Ranch Acres

8,234 +/-

400 +/-

- Hay Production: 1,500 Round Bales Annually (1,500 lbs. / Bale)
- Pasture Carrying Capacity: 750 cow/calf pairs (this includes 1,420 +/- leased acres)

IMPROVEMENTS

West Property

Two Houses

Three Car Garage

Shop Building

Metal Covered Barn

Shed

Corral

East Property

Two Houses

Garage

Two Quonset Buildings

Three Grain Bins

Calving Barn

Calf Warmer Shed

Corral

INTRODUCTION

The Hart & Kieffe Ranch is located 70 Miles SE of Rapid City, SD. The ranch has been in the family for 94 years running. It was established in 1922 by Ben & Minnie Gull. Jim & Bonnie Hart purchased the ranch in 1968 from Jim's aunt Minnie where they continue the legacy of grazing the native grassland.

In 1983 Mike and Jean Kieffe began working at the Hart Ranch grazing 120 cow/calf pairs, and the partnership grew to 750 cow/calf pairs. Today the Hart & Kieffe ranch is proud of their progress together, but most proud of their relationship of "FAMILY"

The ranch is located in NE part of Oglala Lakota County which is in the Pine Indian Reservation and consists of 8,653 +/- Deeded Acres.



LOCATION

The Hart & Kieffe Ranch is split into two separate locations 18 miles apart by road & 11 miles apart as a crow flies.

- The west portion consists of 5,628.77 M/L acres located north of Porcupine, SD
- The east portion consists of 3,025.01 M/L acres located just east of Kyle, SD

Airports

- Pine Ridge Airport (Population 3,308), 35 miles south of the ranch
- Hot Springs Municipal Airport (Population 3,514), 70 miles west of the ranch
- Rapid City Regional Airport (Population 70,812), 70 miles northwest of the ranch



ACREAGE

- The ranch consists of 7,095 +/- acres are considered pastureland, and 1,539 +/- acres are considered cropland. 96% of the total acres currently are in pasture. Currently hay and grass are the only crops raised on the ranch, and used for supplemental feed in the winter.
- The different types of grass include buffalo, native, intermediate, western wheat, and a mix of alfalfa and intermediate.



IMPROVEMENTS

West Property

- *House One* is 1630 sq. ft. single level, three bedrooms, one bathroom, living room, and kitchen.
- *House Two* is 1440 sq. ft. single level, three bedrooms, two bathrooms, living room, and kitchen.
- *Brown Metal Barn* is 2750 sq. ft. metal covered calving barn.
- *Shop Building* is 5120 sq. ft. metal covered with electric door, and steel framed windows.
- *Large Pole Livestock Shed* is 5120 sq. ft. open face livestock barn.
- *Shed* is 800 sq. ft. metal covered and open front.
- *Three Car Garage* 680 sq. ft. manual garage doors.
- *Shed* at Corrals is 380 sq. ft. metal covered.
- *Building* is 1,232 sq. ft. steel siding and roof, two-car garage door. Inside there are two separate rooms. One room is for the deep freeze and other room for domestic uses. The north side is heated and used as a calf shelter and warmer for newborn calves.
- *Additional Buildings* include some small buildings used for storage and feed storage.
- *Corrals* are an excellent set of working corrals near the big open front shed, along the creek area. There are good corrals around the buildings near the house, and two sets of older type corrals in the pastures for working livestock in the pasture areas.
- *There are several trees* along the creek for livestock protection as well as hay flats along the creek bottom.



West Property



IMPROVEMENTS

East Property

- *House One* is 1,440 sq. ft. full basement, three bedrooms, two bathrooms, kitchen, one office, two decks, and has been completely remodeled inside and out within the past nine years.
- *House Two* is 1,288 sq. ft. single level, three bedrooms, two bathrooms, kitchen, and large deck.
- *Garage* is 1,080 sq. ft. wood frame building with cement floor.
- *Quonset One* is 1,920 sq. ft. all metal building with cement floor.
- *Quonset Two* is 3,680 sq. ft. all-metal building with cement floor and sliding doors.
- *Three-Grain Bins* all steel bins with cement floors. One is 2,500 bu, and two bins are 5,500 bu each.
- *Large Calving Barn* is 2,160 sq. ft. metal building with dirt floor. It has six individual stalls with metal divider panels and metal gates. Electricity is available in the building.
- *Calf Warmer Shed* is 192 sq. ft. insulated building with metal roof and exterior. It is heated well with propane heat.



East Property



AGRICULTURAL

- The Hart & Kieffe Ranch currently runs 750 cow/calf pairs year round.
- 1,500 round bales of hay per year.
- Livestock markets
 - ~ Philip, SD 85 miles
 - ~ Martin, SD 50 miles
 - ~ Gordon, NE 50 miles
 - ~ Rushville, NE 60 miles



WATER RESOURCES

This ranch has rich and abundant water resources allowing easy accessibility for livestock year round.

Pipeline water, dams, springs, livestock water tanks, and wells flow through the ranch.

The Porcupine Creek runs through the ranch from North to South, which is a live stream that creates sub-irrigated hay meadows.

The White River flows through the county from west to east, supplying water to ranch along with a number of live streams, springs, and wells.

- The average yearly rainfall is between 14" to 16"
- The average yearly snowfall is between 28" to 34"

(Complete listings and locations of all water sources can be found in the complete brochure on the website)





MINERAL RIGHTS

All mineral rights appurtenant to the property and owned by the seller will convey to the buyer at closing. Mineral rights are not guaranteed. It is suggested that the buyer conduct a mineral search with a title company.

POTENTIAL EXTRA ACRES TO LEASE

The Hart & Kieffe ranch lease 1,420 M/L acres adjoining their ranch. The carry capacity of 750 cow/calf pairs includes the leased land. New owner would be responsible for forthcoming lease arrangements.

REAL ESTATE TAXES

According to the Oglala Lakota County Treasurer, the annual taxes are approximately \$18,814



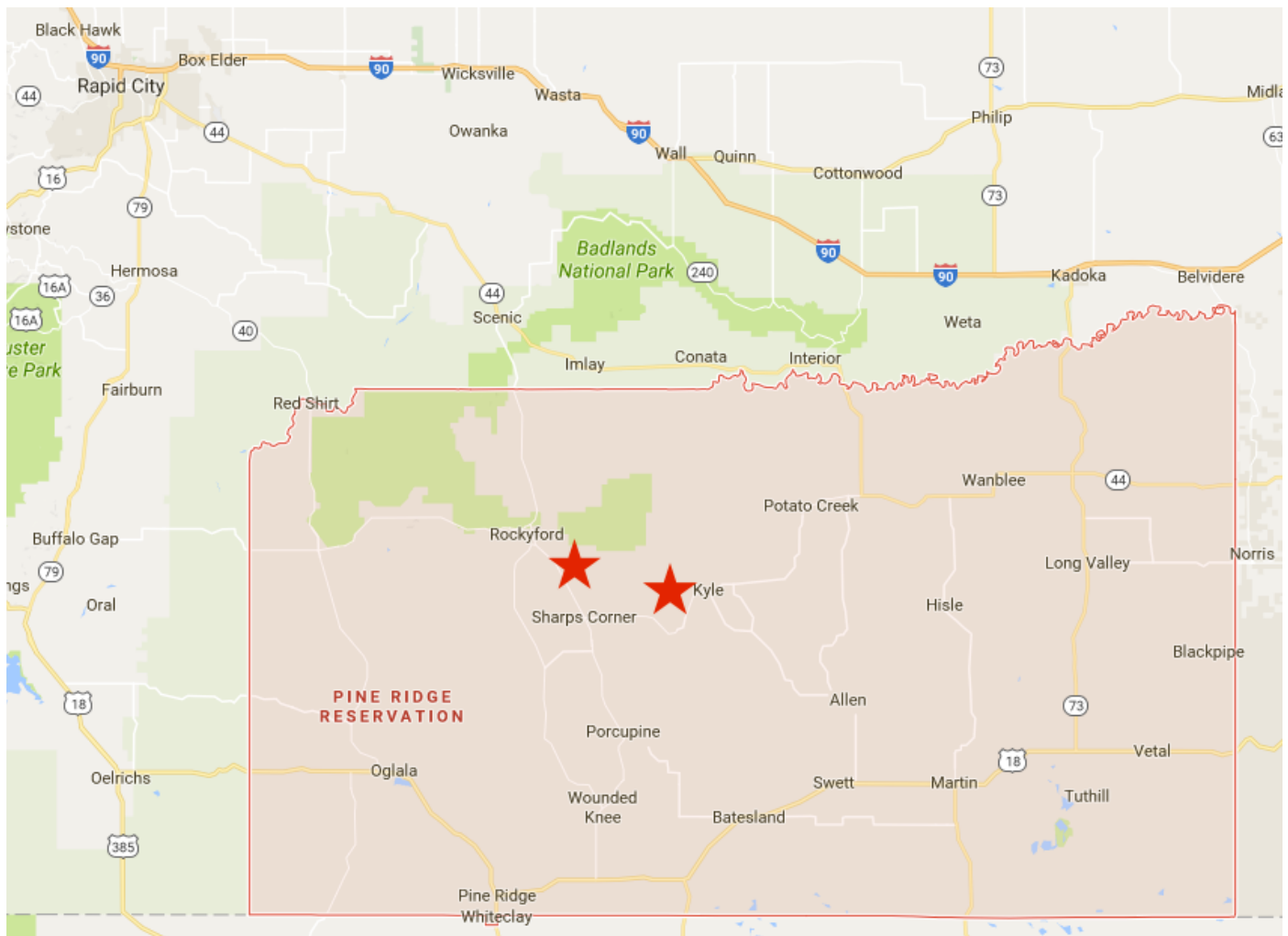
BADLANDS NATIONAL PARK BORDERS THE RANCH TO THE NORTH

The rugged beauty of the Badlands draws visitors from around the world. It's dramatic landscapes span layered rock formations, steep canyons and towering spires. The geologic deposits contain one of the world's richest fossil beds. The park's 244,000 acres protect an expanse of mixed-grass prairie where bison, bighorn sheep, prairie dogs, live today.



LOCAL AREA

The Pine Ridge Indian Reservation is an Oglala Lakota Native American reservation established in 1889. Population is 28,700, and is the eighth-largest reservation in the United States.



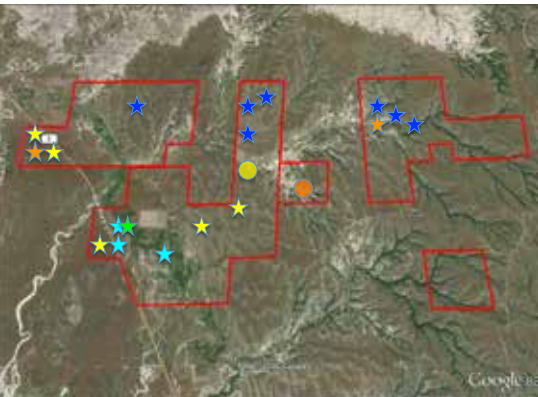
WATER RESOURCES

Farm 1



★ Tire Tank ★ Spring (limited)

Farm 2



★ Dam ★ Hydrant ● (limited)
★ Spring (year round) ★ Tire Tank ● (not in use)
★ Well

Farm 3



★ Dam ● (mudd dam only holds water in the spring)

Farm 4



★ Tire Tank ● (windmill well, not functioning)
★ Well

Farm 5



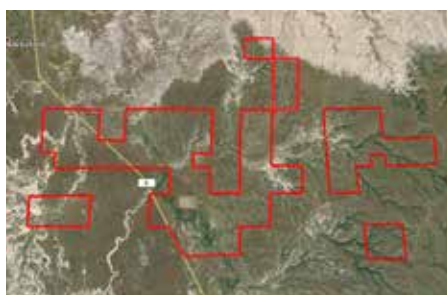
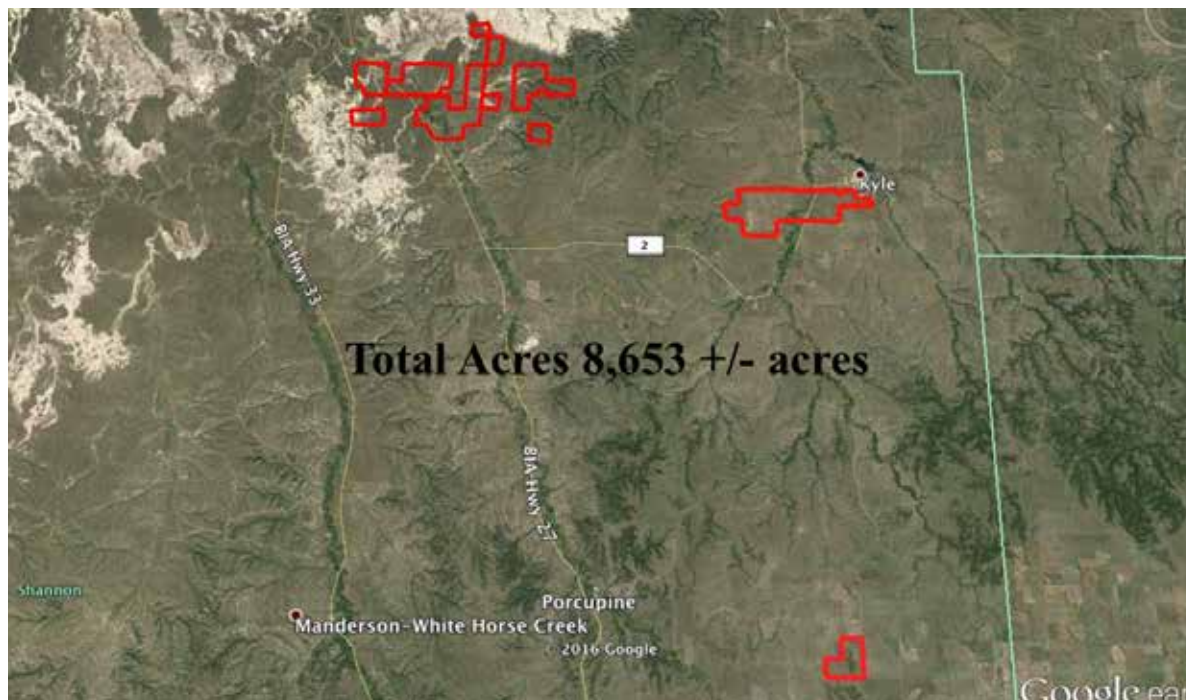
★ Spring (year round) ★ Well
★ Tire Tank

Farm 6



★ Tire Tank ★ Dam

Contact Reed Kuper
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- This is an exclusive listing.
- An agent from Kuperland LLC must be present for all showings of the ranch.
- Visit our website for a complete breakdown of the ranch. www.kuperland.com
- Reed Kuper is a licensed Real Estate Broker in Iowa, Minnesota, and South Dakota.

All information has been obtained from sources deemed reliable by Kuperland LLC; however, the accuracy of this information is not guaranteed or warranted by either Kuperland LLC, or the Sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice.

Seller's & Kuperland LLC make no warranties with regard to location of the fence lines in relationship to the deeded property lines, nor do they make any warranties or representations with regard to 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.