



Nelson Headquarters

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Newell, South Dakota

157± Acres – \$395,000

Maps and Brochures

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[Black Hills Area Map](#)

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[Interactive Map](#)

Interactive maps are for a visual aid only, the accuracy is not guaranteed

Introduction:

Farm/Ranch headquarters unit north of Newell, South Dakota. 157 acres which includes 93 acres of flood irrigated land. Home, several outbuildings and more land available.

Property:

The property consists of 157± acres and includes 93 acres that can be irrigated with water from the Belle Fourche Irrigation District. The land is irrigated by ditch and the irrigation district identifies 93.1± acres of Class Four Soil on the property that is qualified to receive water. The fields have not been harvested for a number of years and would need to be worked up and brought back into production.

Additional Property:

There is an additional 287 +/- acres east of the highway that would make a nice addition to the headquarters. It includes 51 acres of Class Four Soil that could also be irrigated. The price for this additional acreage is \$380,000. Closing on this portion of property would be after January 1, 2020.

Home & Outbuildings:

The headquarters is just off of Highway 79. The modest home has three bedrooms and two baths on the main level. It has an attached two car garage. The partial basement is unfinished and there are two additional rooms on the second story. Recently the home was updated with new siding, new decking and new shingles. It was believed to be built around 1920 with additions in the 1950s and 1970s. Outbuildings include a 50'x 100' Quonset building with cement floor, shop and several older livestock sheds, which are in need of repair. There are three metal granaries.

Terrain:

The land is primarily rolling fields and pasturelands offering long range views. The elevation is in the range of 2,850 feet above sea level.

Water:

The Butte-Meade Rural Water District services the home and can be used for stock tanks. The irrigation water is delivered by the Belle Fourche Irrigation District.

Wildlife and Recreation:

Access to hundreds of thousands of acres of public land in the nearby Black Hills National Forest which can be accessed near Spearfish or Sturgis, which is about a 30 to 45-minute drive from the property. The Belle Fourche Reservoir & Rocky Point Recreation Area is 23 miles southwest.

Access & Location:

The property is north of Newell approximate two miles and adjacent to Highway 79 on the east boundary. Two other roads join the property, 183rd Street runs along the south side and Experimental Farm Road is on the west. Area livestock auction markets are located at Belle Fourche and St. Onge.

Approximate mileage to nearby towns:

Newell, SD – 2 miles

Belle Fourche, SD – 27 miles

Sturgis, SD – 28 miles

Spearfish, SD – 39 miles

Interactive Map

Interactive maps are for a visual aid only, the accuracy is not guaranteed. The boundaries are approximate. Road names and public road locations may not be consistent with public records. Buyers may wish to do further research regarding the actual property boundaries and location of public roads.

To access the 3D maps, click the blue “view full screen” button, then toggle the 3D button.

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