

LAND AUCTION



422 AC± | 3 TRACTS | BUTTE CO, SD

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/10/25 AUCTION TIME: 12:30 PM MT

AUCTION HELD AT: COMMUNITY HALL, 512 6TH AVE, BELLE FOURCHE, SD 57717

This Butte County, South Dakota offering combines three complementary tracts—an updated country home, productive irrigated farmland, and well-managed dryland—creating a versatile property package that blends modern living, agricultural income, and natural beauty.

The two-story, 4-bedroom, 2.5-bath home sits on a timbered acreage with mature pine, oak, and juniper trees. Recent upgrades include new LP Smart Siding, roof, and gutters (2024). The home has Anderson windows and a wrap-around porch overlooking the surrounding landscape. The 3,000-square-foot residence features walnut-stained pine trim, a mix of hardwood, laminate and tile flooring, an air-to-air heat pump, and an attached two-stall garage. Located within a short drive of Belle Fourche, Spearfish, and Newell, it offers both privacy and convenience with beautiful views.

200 acres of Class I irrigated farmland provide exceptional productivity with two center pivots, full mineral and irrigation rights, and proven crop yields of up to 200 bushels of corn per acre and 5 tons per acre in hay production. The farm has been managed with regenerative practices through EQIP programs, supporting long-term soil health and sustainability. Perimeter fencing and easy access to Highway 212 make it well-suited for continued crop production, rotational grazing, or investment purposes.

An adjoining 160-acre dryland tract complements the irrigated ground, offering hay production, rotational grazing, and a pond that attracts deer, antelope, and waterfowl. Equipped with a Cobett waterer and its own EQIP conservation plan, this parcel balances agricultural use with wildlife habitat and scenic open space.

Together, these properties showcase the diversity and productivity of Butte County's agricultural region—offering a unique opportunity for full-time producers, rural homeowners, or investors seeking a combination of modern improvements, income potential, and South Dakota countryside appeal.

TRACT 1 DESCRIPTION: 160± ACRES

Located near Fruitdale, South Dakota, this 160-acre dryland tract in Butte County combines productive agricultural land with appealing natural features, including a pond that attracts local wildlife. The property has been carefully managed to balance hay production, seasonal grazing, and habitat conservation, making it a strong candidate for both ranch expansion and multi-use ownership.

Historically, the land has been used for haying and rotational grazing, helping protect ground cover and maintain soil health throughout the year. An Environmental Quality Incentives Program (EQIP) plan is in place, reflecting the property's commitment to sustainable agricultural practices. The tract features a Cobett waterer that provides reliable water access for livestock, and the addition of a small pond enhances water availability and supports a thriving wildlife population. The current EQIP plan has a 5-row tree belt next to the pond.

The pond serves as a valuable water source for both livestock and native species, creating a natural draw for deer, antelope, and a variety of waterfowl. It also contributes to the property's ecological diversity, offering scenic and functional benefits. The soil is suited for forage production, and the land has been managed to minimize erosion and preserve vegetation integrity.

Utilities are available in the surrounding area. The property lies near Fruitdale and about 15 miles east of Belle Fourche, which offers agricultural services, restaurants, and supplies.

The 160-acre tract is being offered at auction alongside an adjoining home site and 200 irrigated acres, giving buyers flexibility to bid on individual or combined parcels depending on their operational needs. The dryland parcel can serve as productive hay ground, seasonal grazing land, or as part of a larger integrated ranch plan.

Wildlife use on the property is notable, with regular sightings of whitetail and mule deer, pronghorn antelope, and upland birds. The pond and available cover enhance the diversity of wildlife species present throughout the year. This balance of agricultural value and wildlife habitat contributes to the property's long-term utility and natural appeal.

Within Butte County's well-known agricultural corridor, this land represents an opportunity to acquire acreage that supports both working land use and resource conservation. With its established EQIP plan, water infrastructure, and mix of open and natural terrain, this property aligns well with stewardship-minded buyers seeking dependable production ground with additional habitat features.

For those looking to expand their holdings or invest in versatile South Dakota acreage, this 160-acre parcel near Fruitdale offers functionality, accessibility, and well-managed resources suited to a variety of agricultural and recreational purposes.

Deeded Acres: 160± acres
Soil Types: Kyle clay, Arvada silt loam
Soil PI/NCCPI/CSR2: PI 431
CRP Acres/Payment: No CRP
Taxes: \$630.50
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey Needed?: No survey needed
Brief Legal: 160± acres located SE ¼ S6 T8N R4E Butte Co SD
PIDs: PID 08.4.06.3
Lat/Lon: 44.68052, -103.67399
Zip Code: 57717

TRACT 2 DESCRIPTION: 255.7± ACRES

Located near Fruitdale, South Dakota, this 255.7± acre irrigated farm represents a rare opportunity to purchase high-quality, productive farmland in Butte County. Known for its strong agricultural base, this region combines reliable water access, high-grade soil, and an established history of crop success. With a location that offers both convenience and privacy, this property supports a variety of farming or investment goals.

Location and Access

The farm is situated just off High Street near Fruitdale, offering easy access to Highway 212. This corridor connects to Belle Fourche, approximately 10 miles to the west, providing access to agricultural services, grain handling, and supply centers. Rapid City is about 50 miles south, offering a larger market base and additional infrastructure. The property's proximity to key transport routes makes it efficient to operate for both local and regional producers.

Soil and Land Characteristics

This tract stands out for its exceptional soil quality. The land is classified as Class I farmland, the highest rating for agricultural capability, representing deep, fertile, and well-structured ground with excellent water-holding capacity. These soils are ideally suited for row crops, forages, and rotational systems supporting regenerative farming practices. The current soil pH averages around 6.5, supporting balanced nutrient availability and consistent yields.

The owners have implemented responsible soil management practices that maintain biological activity and organic matter, enhancing long-term productivity. The current EQIP program includes a tree row, cover cropping, and rotational grazing. These regenerative practices have helped preserve soil health, structure, and biodiversity, ensuring that the land remains productive for future generations.

Irrigation and Water Rights

Approximately 200 acres are under irrigation, supported by two center pivots designed for efficient coverage. The pivots provide consistent water distribution and are positioned to maximize usable acreage. The sale includes full irrigation and mineral rights, which transfer with the property, giving the new owner complete control of both surface and subsurface resources. Reliable access to irrigation water supports stable yields, even during drier seasons.

Agricultural Production

The land has demonstrated a strong yield history, including approximately 200 bushels of corn per acre and 5 tons per acre hay production under current management. These production levels highlight the strength of the soil and the efficiency of irrigation infrastructure. The property's versatility allows for a wide range of potential crops and integration with livestock systems.

Fencing and Infrastructure

A perimeter fence secures the boundary of the property, making it adaptable for mixed agricultural use. The pivots are the primary infrastructure features and have been maintained in good working order. This combination of fencing and irrigation systems offers flexibility for row cropping, hay production, or rotational grazing.

Mineral Rights and Additional Value

The sale includes all mineral and irrigation rights, enhancing the long-term ownership value. Butte County has a history of mineral exploration, and holding these rights ensures full control over any future use of those resources. While the current focus remains agricultural, the inclusion of mineral rights adds an additional layer of potential economic benefit.

TRACT 3 DESCRIPTION: 6.3± ACRES WITH HOME

Located in the scenic landscapes of Butte County, South Dakota, this two-story residence offers a balance of modern updates, beautiful views and natural surroundings. The approximately 3,000-square-foot home features 4 bedrooms and 2.5 bathrooms, making it well-suited for those seeking a rural lifestyle with room to grow.

The residence includes a two-stall attached garage with convenient access to the main living area. The property is fully electric and features an Air-to-Air Heat Pump with forced-air heating for year-round comfort. A new 80 gallon water heater was installed within the past few years, contributing to the home's efficient and updated systems.

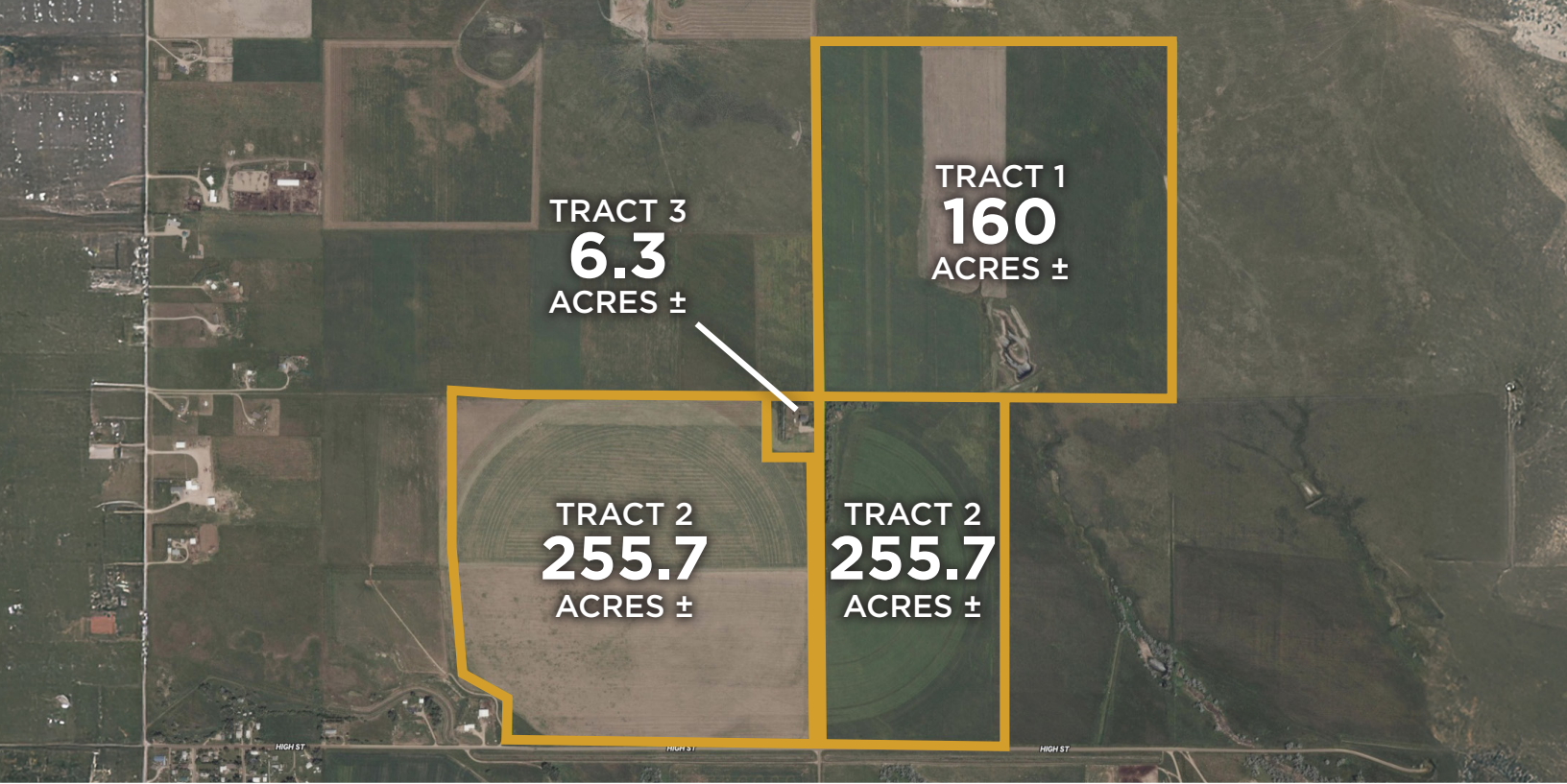
The unfinished basement provides an opportunity for expansion or additional storage. With essential appliances included and fresh paint, this property is move-in ready and offers the potential to further customize to individual needs.

Surrounded by a mix of open land and timbered terrain, the property offers opportunities for outdoor recreation, wildlife observation, and beautiful views of the Black Hills. Whether used as a year-round residence or a retreat, this Butte County acreage combines modern living with the beauty of South Dakota's rural environment.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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