



MAJESTIC RANCH
ST. CHARLES, SOUTH DAKOTA





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\$26,000,000 | 12,669± ACRES



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TRUSTED *by* GENERATIONS, *for* GENERATIONS

Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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EATON, COLORADO	MISSOULA, MONTANA
STEAMBOAT SPRINGS, COLORADO	VALENTINE, NEBRASKA
SUN VALLEY, IDAHO	COLLEGE STATION, TEXAS
TETON VALLEY, IDAHO	LAREDO, TEXAS
HUTCHINSON, KANSAS	LUBBOCK, TEXAS
SHERIDAN, WYOMING	MELISSA, TEXAS
BILLINGS, MONTANA	WEATHERFORD, TEXAS
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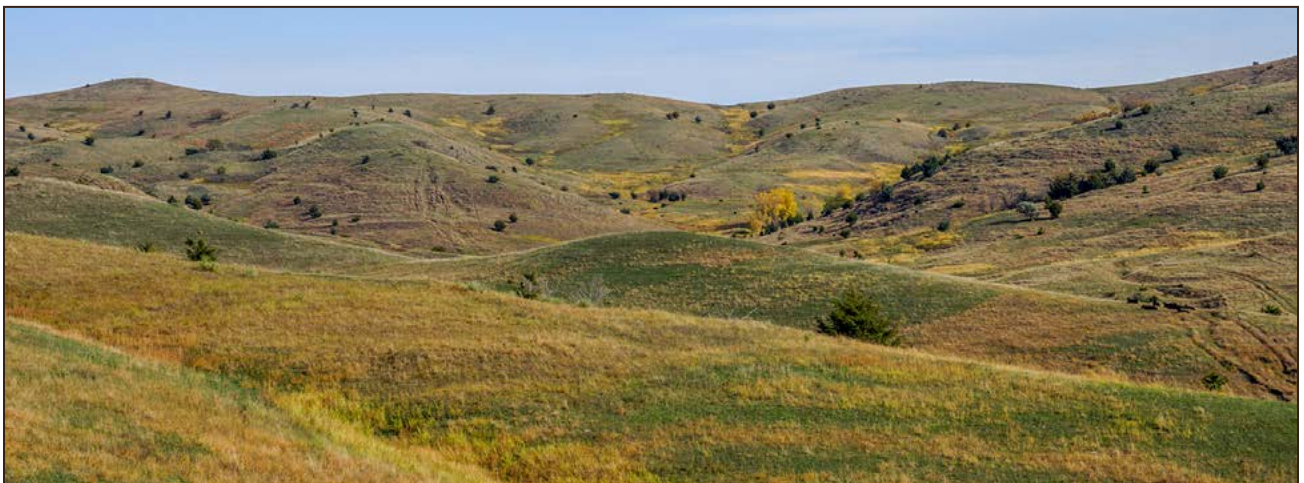
EXECUTIVE SUMMARY

The Majestic Ranch is located on the Missouri River breaks of Gregory County, South Dakota. The ranch consists of 12,669± deeded acres of high-quality cattle country with all the aspects of a great recreational getaway. The ranch has long wooded draws of hardwoods and cedars with hay meadows and farm ground mixed in. There are several miles of year-round live water streams along with numerous dams and springs. The ranch is a highly diversified operation from cow/calf to backgrounding lots and significant recreational income. A highlight of the ranch is the extensive improvements, including a 10-bedroom hunting lodge and a state-of-the-art indoor arena. The Majestic Ranch is truly one of the best-balanced ranches for livestock and recreation that I have witnessed and an opportunity for those seeking an actual working experience for the horse enthusiast on a day-to-day cattle operation or the recreationalist for ATV riding, hunting, or fishing.



LOCATION

Majestic Ranch is in south central South Dakota near the town of Burke. The nearest airport is Gregory, just a short 23-mile drive west. Gregory airport supports a 3,800 foot runway. The ranch is just a short few minutes from the Missouri River. The nearest commercial airport is Sioux Falls at 150 miles.





LOCALE

South central South Dakota is known notionally as the top destination for pheasant hunting and recreation. Gregory County is comprised of several small towns providing all the basic amenities. Not only is the area known as the pheasant capital of the U.S., but it is one of the top agricultural areas of South Dakota. The local economies are driven by recreation and agriculture. One of the main attractions is the Missouri River and Lake Frances Case, formed by Fort Randall Dam, and offers the area's best walleye and smallmouth bass fishing.



GENERAL DESCRIPTION

When you think of Great South Dakota ranches, the Majestic Ranch is a true definition. The ranch is situated on the Missouri River breaks and consists of long tree and brush-filled draws with springs, creeks, and dams throughout the property. There are many agricultural fields dispersed throughout the ranch amongst the draws and creeks. The ranch ranges from 1,480 feet above sea level along the creek bottoms to 2,120 feet on the ridges. The ranch consists of two headquarters with some of the finest improvements that can be found, including an indoor arena, lodge, and two homes. On the livestock side of improvements, no expense was held back with an indoor working facility, pipe corrals, backgrounding lots, and calving barns. A trip through the ranch, and you will wonder where the 1,200 cows and 1,000 head of yearlings are hiding due to the timber and varying topography.



ACREAGE BREAKDOWN

Deeded Acres:	12,669± Acres
Farm Acres:	500± Acres
Hay Acres:	1,000± Acres
Rangeland Acres:	10,970± Acres
Building Site Acres:	50± Acres



CLIMATE

The weather is moderate, with summer highs reaching an average of 87 degrees in July and low 30's in January. Normal precipitation is 25 inches per year, with most occurring during the summer growing season. The humidity is just high enough to provide good rainfall but not unbearable for summer activities, and the comfort index is seven out of 10. Annual snowfall averages 40 inches, but rarely does it pile up and stay all winter.



IMPROVEMENTS

Majestic Ranch is truly as fine as an example of high-quality improvements a South Dakota Ranch has to offer. The ranch has two headquarters. The south main headquarters are highlighted by a 160' X 300' indoor arena that has 20 stalls, heated tack room, bucking chutes, roping box and chute, round pen, and sprinkler system. The main headquarters is also complemented by a beautiful 10-room lodge that sleeps up to 25 people, complete with a kitchen, dining room, and great room with fireplace. The main home is a 4,000 square foot five bedroom, four and a half bath modern home with an amazing view towards the Missouri River. Cattle working facilities include two large calving barns and a state-of-the-art indoor working facility. Corrals are all painted pipe and 2,500 feet of cemented bunks and aprons in the backgrounding lots. Also at the main headquarters is a 2,400 square foot insulated heated steel shop. The North headquarters are much simpler but have a modular house, shop, and full cattle working facilities.



RANCH HOUSING AND ACCOMMODATIONS

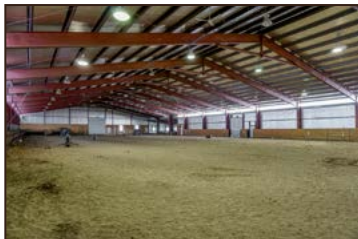
BUILDING	DIMENSIONS	YEAR BUILT
House with Basement	4,000 sq. ft.	1988
Modular Home	1,500 sq. ft.	
Ten Room Hunting Lodge	3,400 sq. ft.	1996





OPERATIONAL FACILITIES AND EQUIPMENT

BUILDING	DIMENSIONS	YEAR BUILT
• Heated Indoor Arena with attached lean-to	157' X 300' 32' X 300'	2008 2008
• Equipment Shed	48' X 72'	1985
• Heated Insulated Shop	40' X 60'	1988
• Storage Building	20' X 24'	1975
• Horse Barn	44' X 122'	1982
• Calving Barn	48' X 256'	1982
• Cattle Processing Barn	32' X 56'	2011
• Feed Building	34' X 60'	2012







GENERAL OPERATION

Majestic Ranch is currently running 1,200 cows year-round and backgrounding 1,000 calves through the winter and then put on summer grass as yearlings. The ranch cattle amenities allow for calving in January for the purebred producer to May calving for the commercial operator. The ranch is self-sustaining, with a great feed source and winter protection. The diversification allows a new owner to operate as they choose. The ranch does not pamper their cows as they graze during the winter months and only feed supplemental hay during calving time. The ranch has over 30 pastures with an extensive pipeline system for livestock water and along with natural springs, creeks, and dams. The indoor arena allows for extra income for horse events, and hunting has provided an extensive amount of income as well.







WATER RESOURCES

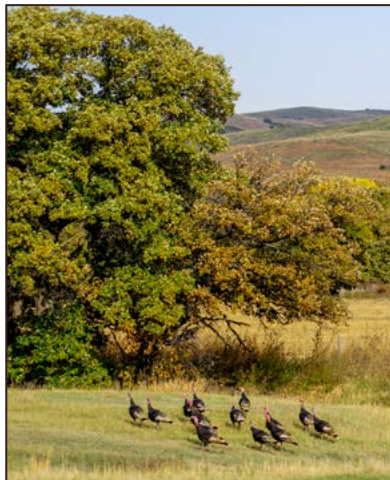
The ranch has 30 plus pastures, all with outstanding water. with over 34 miles of underground pipeline in addition to artesian wells, live running streams from Whetstone Creek, Burt Rock and Sand Creek. There are also numerous natural springs and dams, which provide great fishing, throughout the ranch. This is one of the best watered South Dakota Ranches you will find. It needs to be mentioned also that views of the Missouri River can be seen from the ridgetops of the ranch.





WILDLIFE RESOURCES

Welcome to Gregory County, South Dakota, home of the world's finest outdoor experiences. The Majestic Ranch offers trophy whitetail and mule deer, turkey, and upland game, not to mention, Gregory County is the world's capital for Pheasant hunting. The wildlife has been professionally managed for decades on the ranch. The ranch is set up for outfitting with the lodge and vast river breaks holding a tremendous amount of wildlife. If fishing is your thing, the ranch has trophy bass fishing and the Missouri River, just a few minutes away, offers some of the U.S. finest walleye and smallmouth bass fishing.





TAXES

Annual real estate taxes are approximately \$54,259.

MINERAL RIGHTS

All seller-owned mineral and water rights will be transferred.





BROKER COMMENTS

This is a tremendous property for those seeking a true cattle working operation with first-class recreational amenities. The Missouri River Breaks offer varied topography from grassy ridges to tree-filled valleys along with live water and just fifteen minutes from the river itself. The ranches' improvements are spectacular and allow for a highly diversified operation. The Majestic Ranch fits a cowman or investor, and we don't find many of these types of ranches hitting the market.

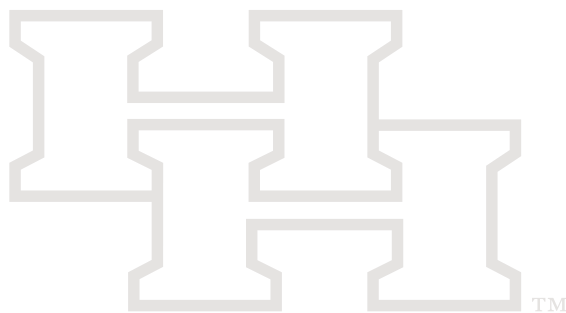




Click on map above for link to MapRight map of property.

PRICE

\$26,000,000



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Wes Oja](#), [Jerome Chvilicek](#), or [Dan Bergstrom](#) at (406) 656-7500 or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Wes Oja](#), [Jerome Chvilicek](#), or [Dan Bergstrom](#) at (406) 656-7500 and [Brant Marsh](#) at (406) 596-2111 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Stacy Jackson](#) at (903) 820-8499 is available to describe and discuss these services in detail and welcome your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Adam Deakin](#) • (970) 716-2120

[Monte Lyons](#) • (806) 698-6882

[J.T. Holt](#) or [Alex Leamon](#) • (806) 698-6884

REAL ESTATE RELATIONSHIPS DISCLOSURE

South Dakota real estate brokers are required to develop and maintain a written office policy that sets forth agency and brokerage relationships that the broker may establish. The broker must disclose in writing the types of agency and brokerage relationships the broker offers to consumers and to allow a consumer the right to choose or refuse among the various real estate relationships. The following real estate relationships are permissible under South Dakota law.

Single Agent-Seller's/Landlord's Agent: Works on behalf of the seller/landlord and owes duties to the seller/landlord, which include good faith, loyalty, and fidelity. The agent will negotiate on behalf of and act as an advocate for the seller/landlord. The agent may not disclose confidential information without written permission of the seller or landlord.

Single Agent-Buyer's/Tenant's Agent:

Works on behalf of the buyer/tenant and owes duties to the buyer/tenant which include good faith, loyalty, and fidelity. The agent will negotiate on behalf of and act as an advocate for the buyer/tenant. The agent may not disclose confidential information without written permission of the buyer or tenant.

Disclosed Limited Agent:

Works on behalf of more than one client to a transaction, requiring the informed written consent of the clients before doing so. A limited agent may not disclose confidential information about one client to another without written permission releasing that information. While working to put the transaction together, agents in a limited agency transaction cannot negotiate nor advocate solely on behalf of either the seller/landlord or buyer/tenant. A limited agent may not be able to continue to provide other fiduciary services previously provided to the client.

Appointed Agent:

Works on behalf of the seller/landlord or buyer/tenant and owes the same duties to the client as that of a single agent. A seller/landlord or buyer/tenant with an appointed agency agreement is represented by agents specifically named in the agreement. Any agents of the firm not named in the agreement do not represent the seller/landlord or buyer/tenant. The named appointed agent acts solely on behalf of his or her client and may only share confidential information about the client with the agent's responsible broker or the broker's designated broker who is also named in the agreement. Other agents in the firm have no duties to the seller/landlord or buyer/tenant and may act solely on behalf of another party in the transaction. The responsible broker and the broker's designee act as a disclosed limited agent when appointed agents within the same firm are representing their respective clients in the same transaction.

Transaction Broker:

Exercises reasonable skill and care in assisting one or more parties with a real estate transaction without being an advocate for any party. Although the transaction broker will help facilitate the transaction, the licensee will serve as a neutral party, offering no client-level services (such as negotiation) to the customer. The transaction broker may not disclose confidential information about a party to another without written permission releasing that information.

Duties of a buyer, tenant, landlord, or seller:

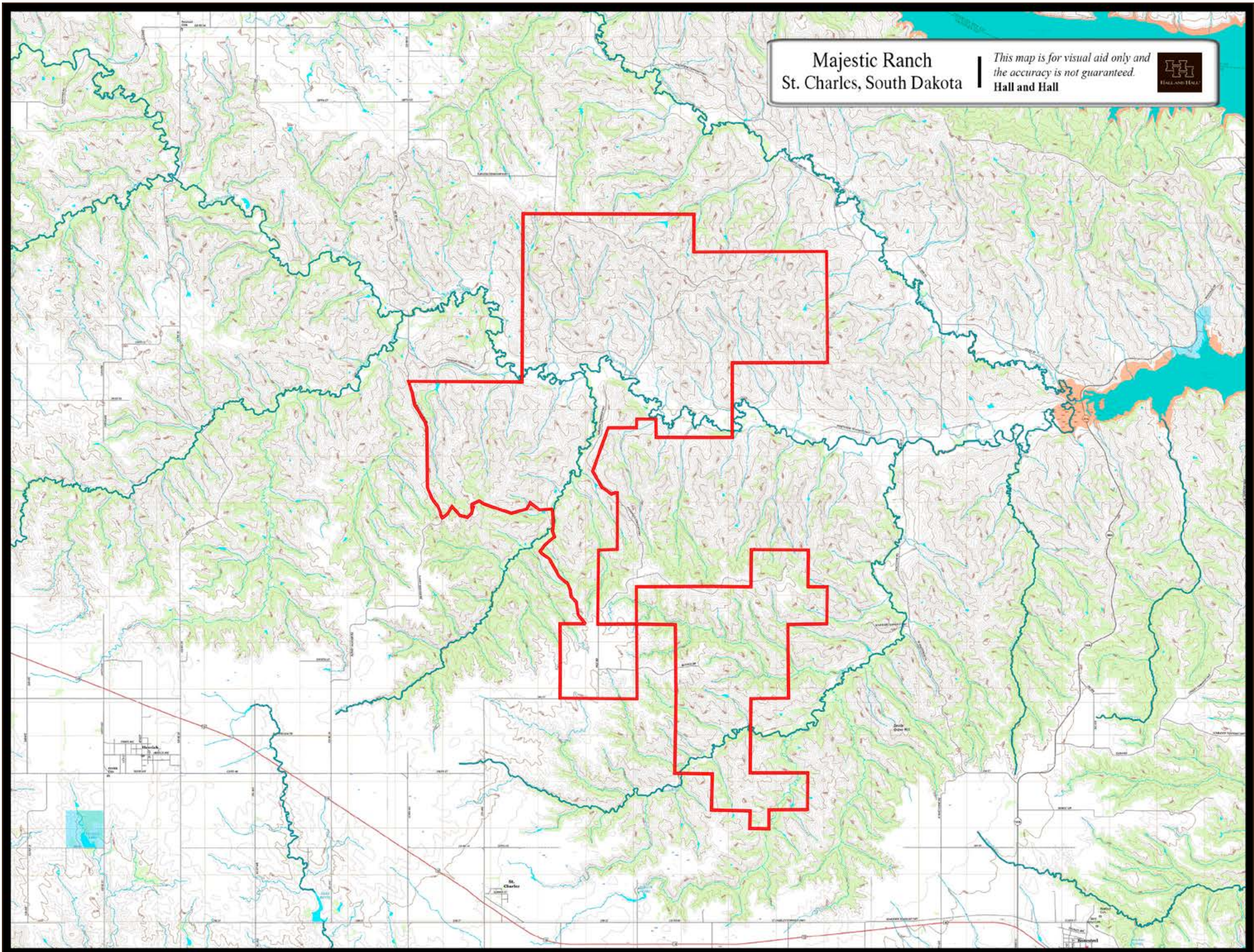
The duties of the real estate licensees in a real estate transaction do not relieve a party to a transaction from the responsibility to protect the party's own interests. Persons should carefully read all documents to ensure that they adequately express their understanding of the transaction. If legal or tax advice is desired, consult a competent professional in that field.

All real estate licensees must provide disclosure of all actually known adverse material facts about the subject property or a party's ability to perform its obligations. South Dakota law requires a written agreement which sets forth the duties and obligations of the parties as described in the brokerage relationships itemized above.

Mark Johnson of Hall and Hall is the exclusive agent of the Seller.

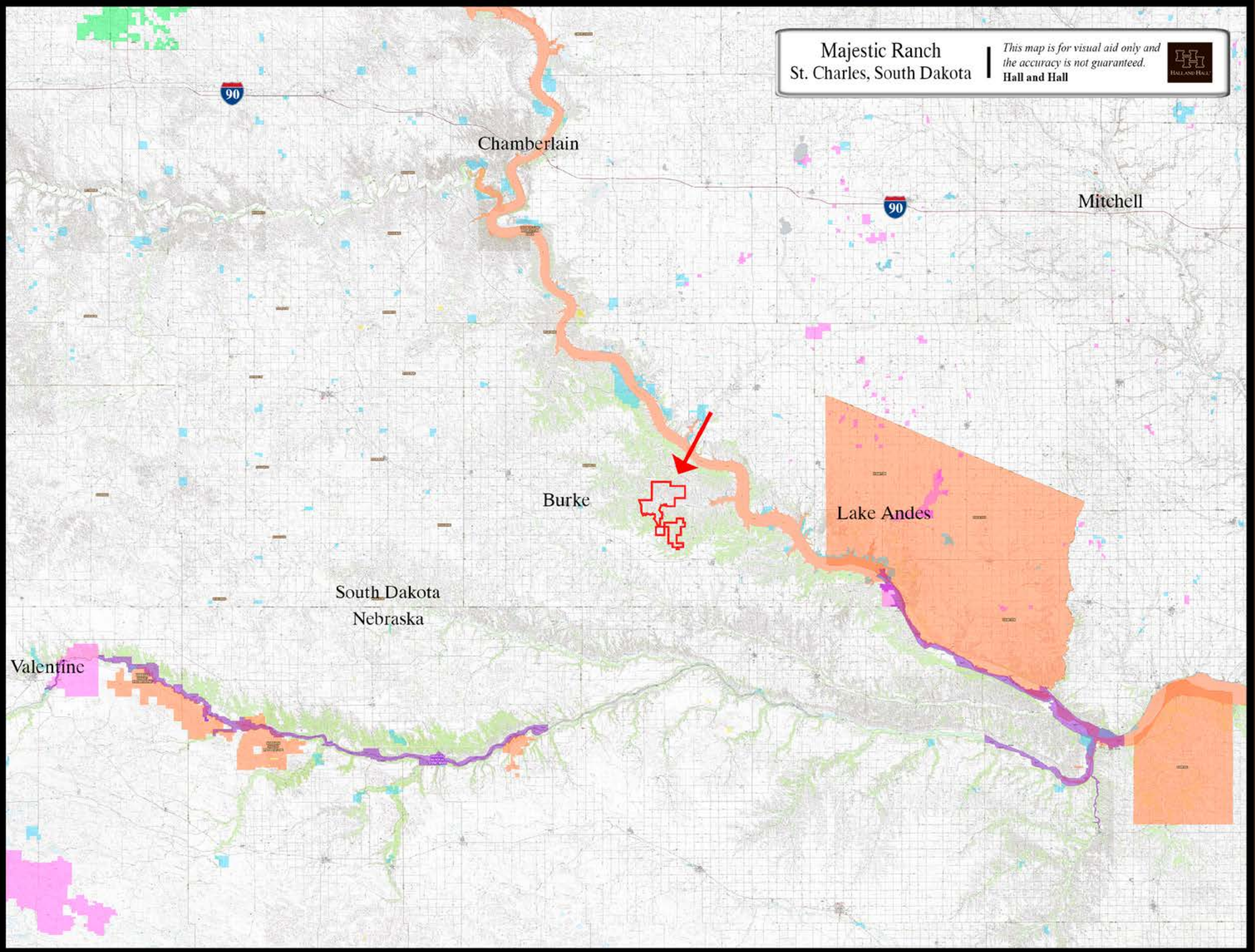
Majestic Ranch
St. Charles, South Dakota

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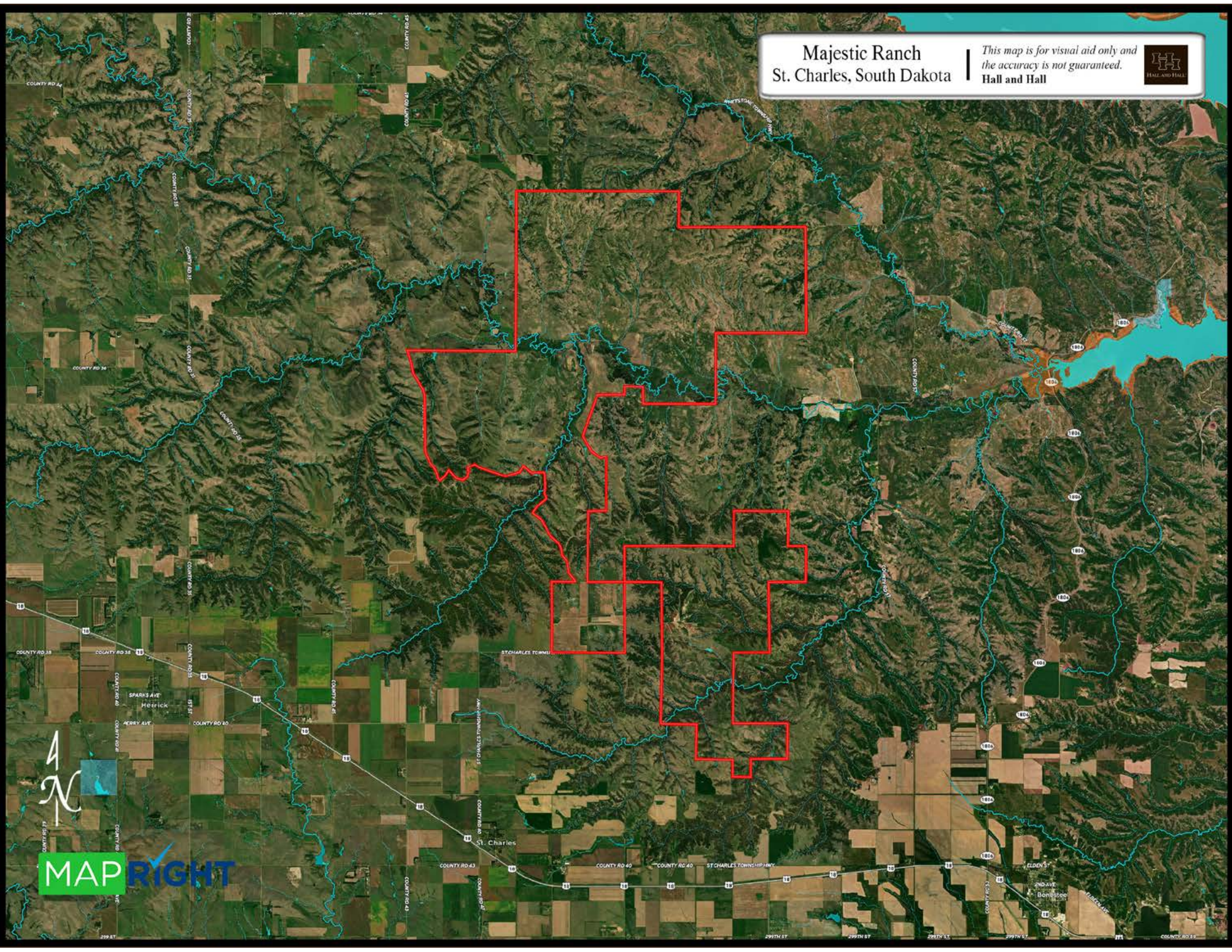
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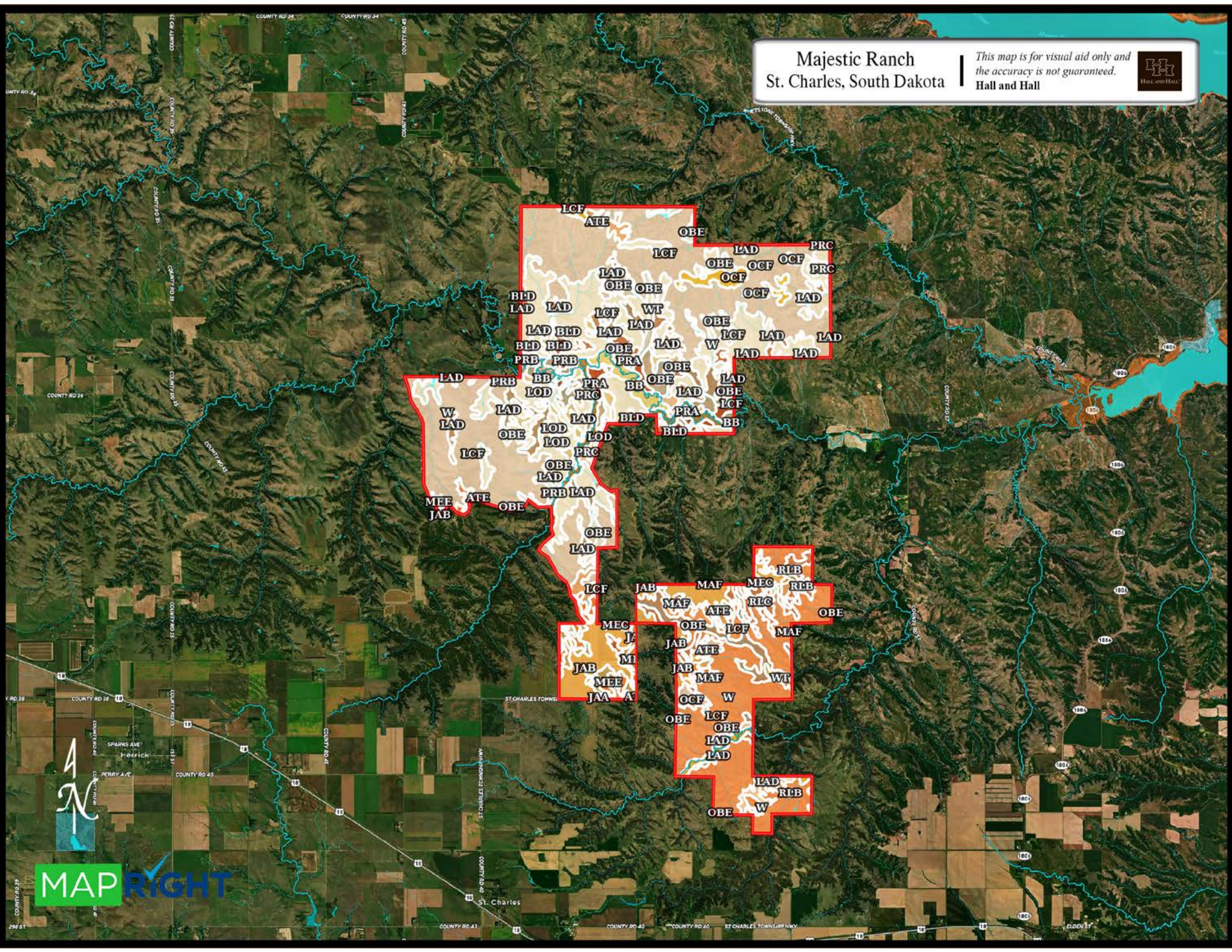


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