



CRAZY HOLE CREEK RANCH
WINNER, SOUTH DAKOTA





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WINNER, SOUTH DAKOTA

\$8,900,000 | 3,621± ACRES



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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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SUN VALLEY, IDAHO	COLLEGE STATION, TEXAS
TETON VALLEY, IDAHO	LAREDO, TEXAS
HUTCHINSON, KANSAS	LUBBOCK, TEXAS
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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



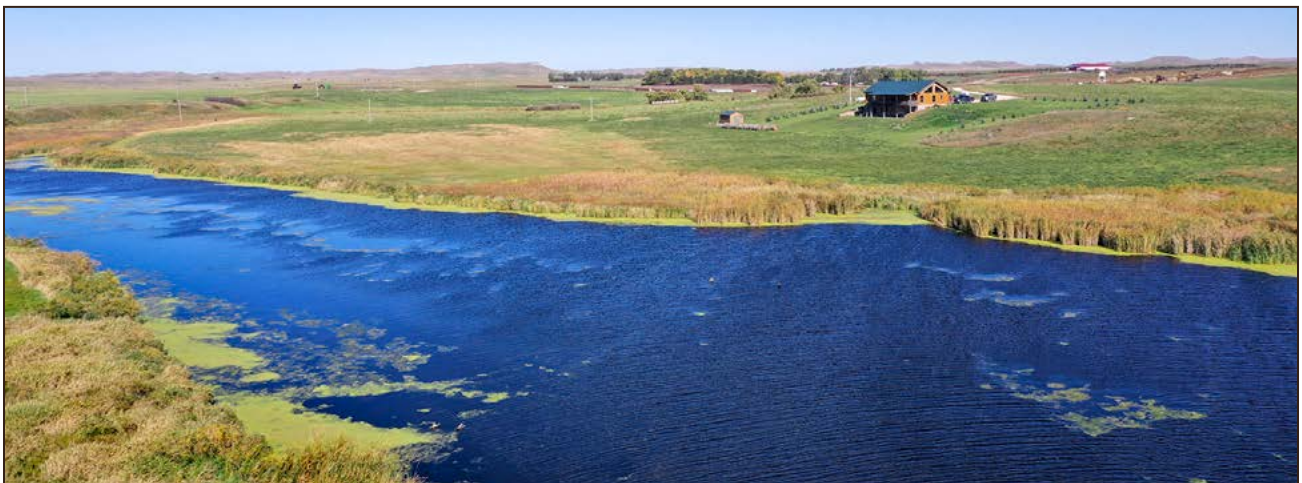
EXECUTIVE SUMMARY

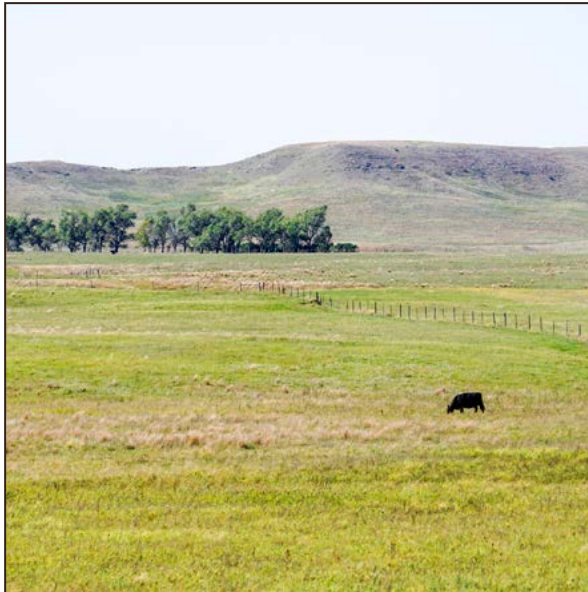
Crazy Hole Creek Ranch is in South Central South Dakota near the town of Winner. The ranch consists of 4,181± acres, of which 3,621± acres are deeded. The property is highlighted by a 4,800± square foot log home overlooking a meadow and 30-acre reservoir. The ranch has a 500-cow year-round capacity and is currently an elite purebred Angus operation that has put a stamp on many cowherds in the Midwest. Excellent facilities are in place for the livestock operation including a large sale facility and calving barns. Water is not in shortage on this ranch, with a spring-fed creek meandering through the property and excellent livestock water throughout the ranch. With the combination of great feed sources, fresh flowing water, and brush-filled draws, the ranch provides great wildlife habitat supporting deer, turkeys, grouse, and pheasants. Crazy Hole Creek Ranch is as good of a year-round ranch as you will find in the Northern Plains, and don't overlook the recreational side of it.



LOCATION

The ranch is located between Valentine, NE, and Winner, SD. From Valentine, travel 10 miles east on HWY 12, 11 miles north on Hidden Timber Road, 8.9 miles east, and 8 miles north to the ranch. From Winner, travel west on HWY 18 for 15 miles. Turn South at 299th Avenue and follow the main gravel road 15.5 miles to the ranch.





LOCALE

The local area is steeped in ranching history and has become known as some of the best cattle country in the U.S. This part of South Central South Dakota is where the hard grass prairie meets the sub-irrigated meadows of Northern Nebraska, and most cattle work is still done horseback with family and friends. Valentine and Winner both provide all major amenities and airport runways capable of private jet service.



GENERAL DESCRIPTION

The ranch lies in the fertile Crazy Hole Creek Valley. It is where you will find some of the most northern natural sub-irrigated meadows. Crazy Hole Creek originates below the tall bluffs and draws on the northern end of the ranch and meanders down the middle of the ranch. The log cabin home is along the bank of the 30-acre fishing dam. The valley has numerous trees and shrubs lining the creek that provide habitat for the wildlife. The ranch has all the major improvements for a purebred cattle operation.



ACREAGE BREAKDOWN

Total Acres:	4,181± Acres
Deeded Acres:	3,621± Acres
Tillable Acres:	900± Acres
Sub irrigated meadows:	650± Acres



CLIMATE

The ranch averages 24 inches of rain per year and 46 inches of snow. On average, the winters do not have snow cover for nearly 70 percent of the winter months. The sunshine is plentiful, with about 226 days of clear sunny skies. July has the hottest summer average temperature at 88 degrees and the lowest wintertime average highs are in the lower 30s.

IMPROVEMENTS



RANCH HOUSING, OPERATIONAL FACILITIES AND EQUIPMENT

- Log home is 4,800± sq. ft. with loft, 3 bedrooms, 2.5 bathrooms, fireplace, and overlooks reservoir
- Modular home is 1,600± sq. ft. with 3 bedrooms, 2 baths, and fireplace
- Old Ranch home is 3,200 sq. ft. with 4 bedrooms and 1 bath
- Sale barn facility is 144'X66'X14", with cement floor and is newer construction
- Large calving barns and sheds
- Excellent cattle handling improvements
- Great living winter shelterbelts
- Backgrounding lots



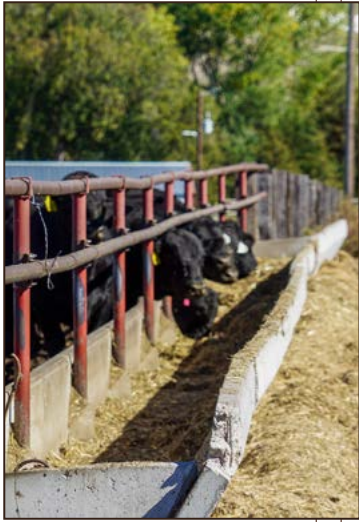




GENERAL OPERATIONS

The ranch has been operated as a purebred angus outfit for many years. You will find all the needed and necessary corrals, pens, calving facilities, shelterbelts, and buildings for a complete year-round operation. The ranch is heavy on hay production, which can also be utilized for grazing. The operation is an extremely high AUM per acre ranch with a combination of sub-irrigated meadows and tillable lush hard grass. This combination can lead to many different options for management strategies.







WATER RESOURCES

The highlight of water on the ranch is Crazy Hole Creek and Reservoir. The creek is spring-fed and flows year-round. The reservoir provides great waterfowl habitat and some of the area's best fishing. The pastures are watered with a combination of windmills, solar wells, and submersibles. Water tanks are strategically placed to maximize grazing distribution. The wells are high producers and with excellent water quality.

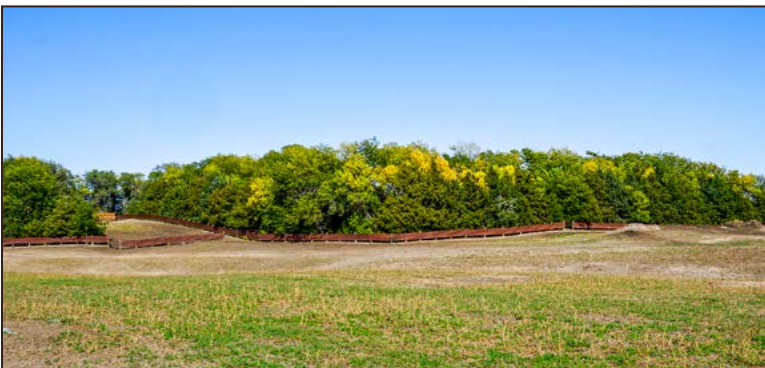




WILDLIFE RESOURCES

The combination of feed sources and habitat creates a mecca for the wildlife. Mornings from the log home will be filled with views of ducks, geese, deer, pheasants, turkeys, grouse, along with numerous predators. The ranch has produced some exceptional trophy deer through the years. The reservoir provides opportunities for boating and freshwater fishing. This is a great place to entertain friends and family with top-notch hunting/fishing trips. It is no secret of the quality and abundance of wildlife on the ranch.





TAXES
Annual real estate taxes are approximately \$20,368.

MINERAL RIGHTS
All seller owned mineral rights will be transferred to buyer.

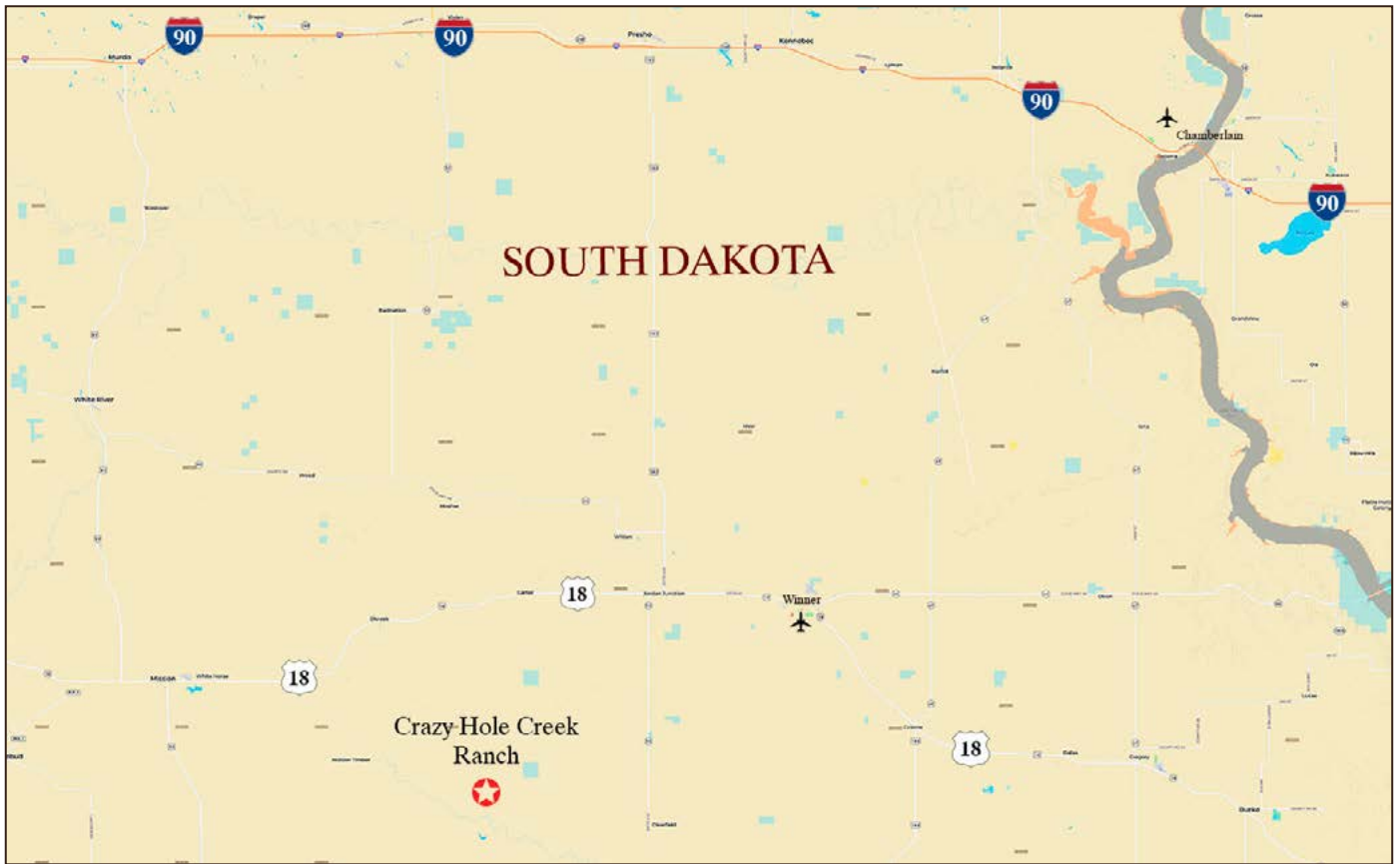




BROKER COMMENTS

The ranch is as good of a combination of productive resources as you will find. The sub-irrigated meadows are just about the northernmost you will find and unique to have with the hard grass country. Crazy Hole Creek Ranch is complete with all the amenities for a great year-round operation and simply put, it is an AUM machine with great wildlife.

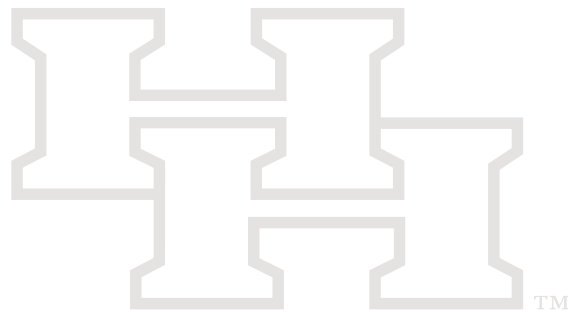




Click on map above for link to MapRight map of property.

PRICE

\$ 8,900,000



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. [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. [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. [J.T. Holt](#) at (806) 698-6884 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.

Crazy Hole Creek Ranch Winner, South Dakota

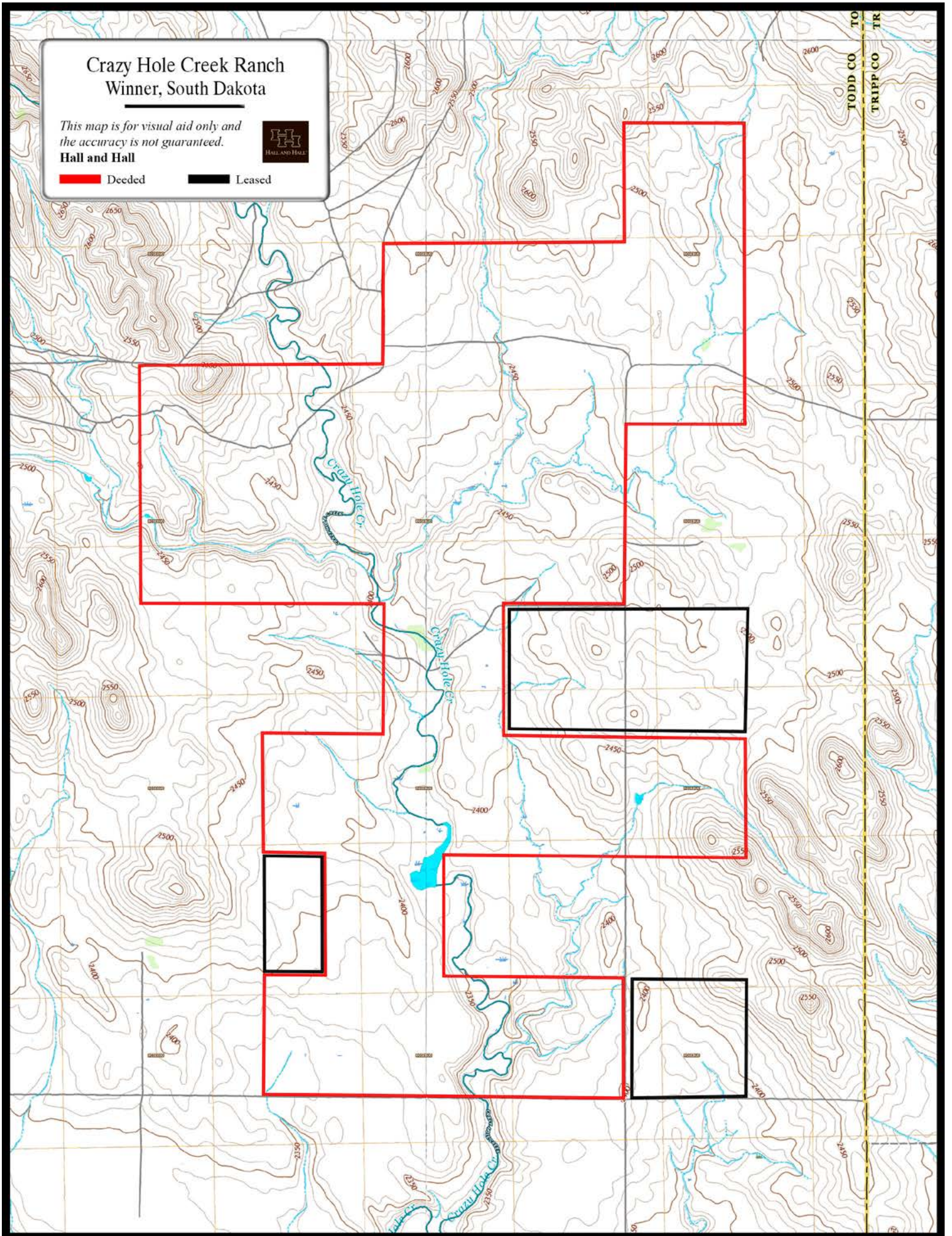
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Hall and Hall



Red Deeded

Black Leased



Crazy Hole Creek Ranch Winner, South Dakota

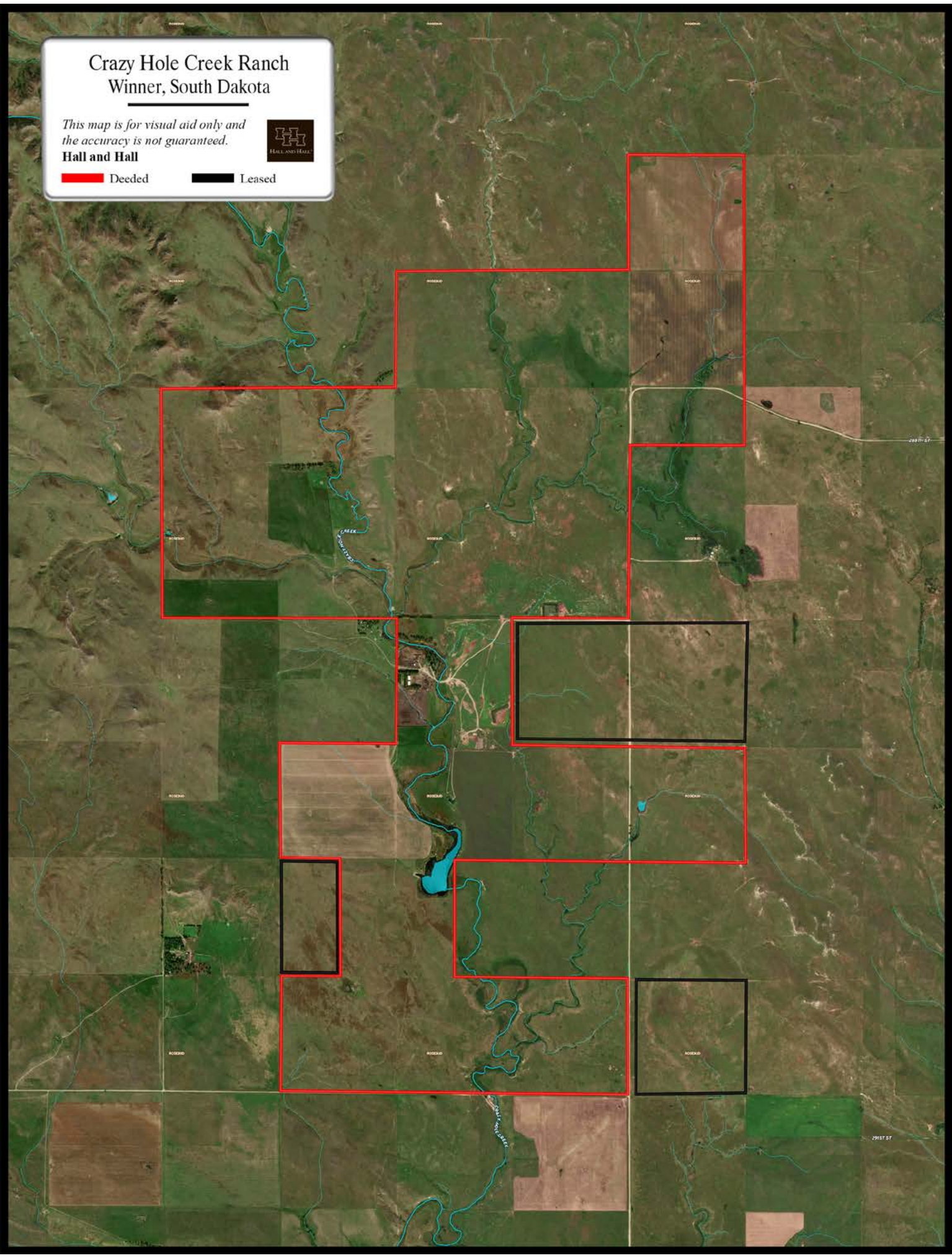
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 Deeded

 Leased



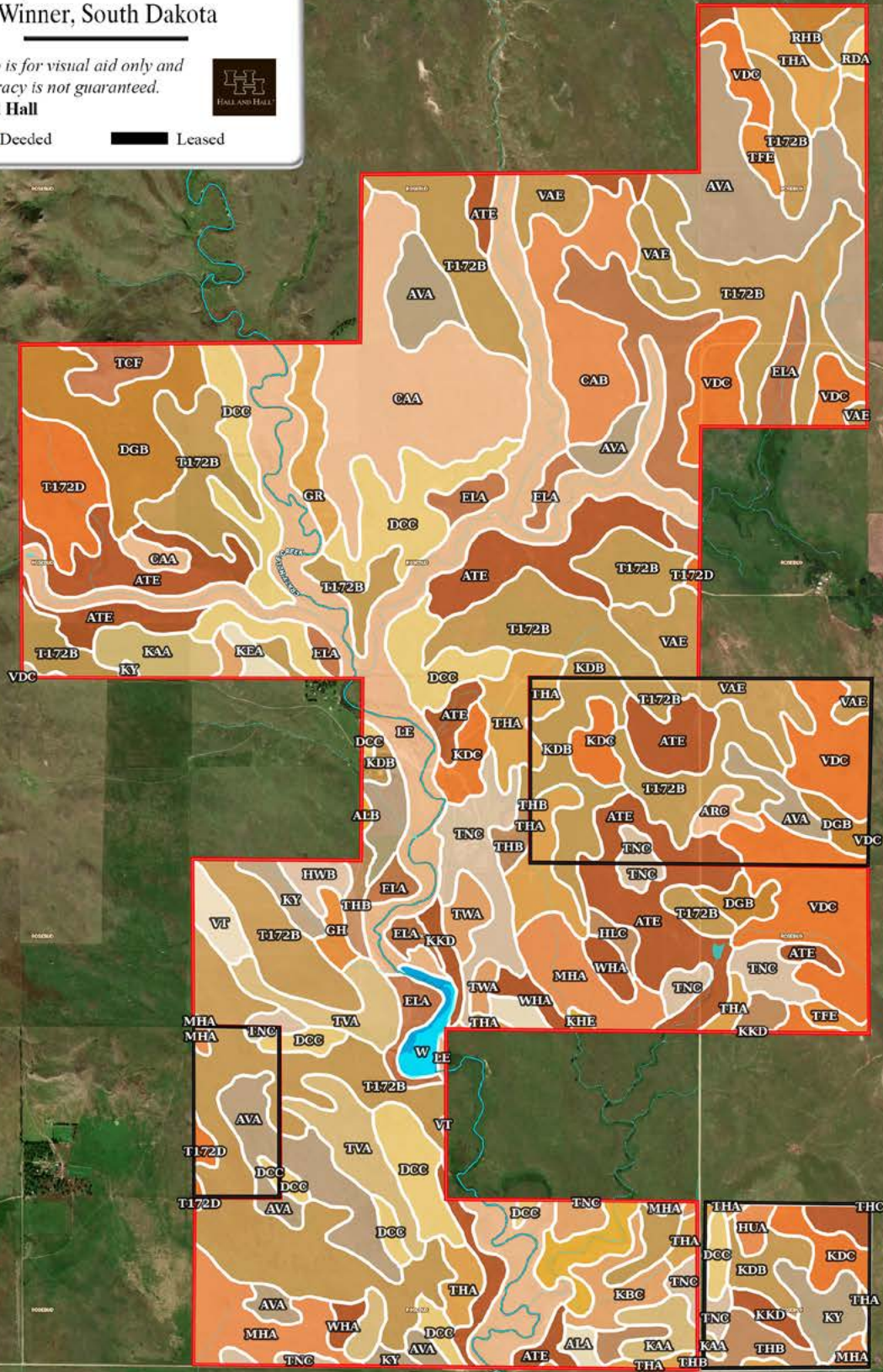
Crazy Hole Creek Ranch Winner, South Dakota

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Hall and Hall



■ Deeded **■** Leased



 All Polygons 4009.82 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
T172B	Anselmo fine sandy loam, 3 to 6 percent slopes	744.2 6	18.56	54	36	3e
Le	Loup-Elsmere loamy fine sands	366.9 3	9.15	38	26	5w
AtE	Anselmo-Longpine fine sandy loams, 9 to 21 percent slopes	333.0 6	8.31	23	29	6e
AvA	Anselmo-Vetal fine sandy loams, 0 to 2 percent slopes	269.7 8	6.73	62	45	3e
DcC	Dix-Chappell fine sandy loams, 3 to 9 percent slopes	232.7 5	5.8	29	25	6s
VdC	Valentine-Dunday complex, 3 to 9 percent slopes	211.2 2	5.27	34	23	6e
CaA	Chappell-Anselmo fine sandy loams, 0 to 3 percent slopes	187.9 1	4.69	59	33	3e
EIA	Elsmere loamy fine sand, 0 to 3 percent slopes	152.7 7	3.81	64	30	4e
ThA	Tuthill silt loam, 0 to 3 percent slopes	145.4 5	3.63	55	46	2c
TnC	Tuthill-Anselmo fine sandy loams, 3 to 9 percent slopes	122.1 2	3.05	45	41	4e
DgB	Doger-Dunday loamy fine sands, 3 to 6 percent slopes	115.4 1	2.88	37	29	4e
MhA	Mosher silt loam, 0 to 4 percent slopes	108.3 2	2.7	25	28	4s
VaE	Valentine fine sand, 9 to 25 percent slopes	106.1 4	2.65	14	18	6e
KdB	Kadoka-Huggins silt loams, 2 to 5 percent slopes	103.5 1	2.58	80	29	2e
CaB	Chappell-Anselmo fine sandy loams, 3 to 5 percent slopes	88.57	2.21	46	32	3e
TvA	Tuthill-Vetal fine sandy loams, 0 to 3 percent slopes	83.9	2.09	58	45	3e
T172D	Anselmo fine sandy loam, 6 to 11 percent slopes	61.45	1.53	45	35	4e
ThB	Tuthill silt loam, 3 to 5 percent slopes	58.09	1.45	49	46	2e
KdC	Kadoka-Huggins silt loams, 5 to 9 percent slopes	56.84	1.42	69	30	3e
KaA	Kadoka silt loam, 0 to 2 percent slopes	49.33	1.23	84	36	2s
Ky	Keya silt loam	46.04	1.15	92	68	2c
KbC	Kadoka-Epping silt loams, 3 to 9 percent slopes	41.81	1.04	59	27	3e
KkD	Keota-Kadoka silt loams, 9 to 15 percent slopes	32.35	0.81	35	25	6e
KhE	Keota-Epping silt loams, 9 to 21 percent slopes	29.05	0.72	18	20	6e
WhA	Whitelake fine sandy loam, 0 to 3 percent slopes	27.93	0.7	45	33	4e
Gr	Schamber-Dix complex, 9 to 25 percent slopes	27.34	0.68	14	13	6s

