



Never before offered for sale, the Butcher Creek Ranch was homesteaded by the current owner's grandparents in 1907. The property consists of 1,582.5 acres in Perkins County, SD located 12 miles northeast of Bison. There is 440 acres of productive cropland and 8.2 acres of CRP trees, with the balance in pasture. The pasture is adequately watered with dams and approximately 4,000 feet of pipeline water with 3 tanks. The pipeline is served by one of the 3 wells on the property. Good winter protection is provided by Butcher Creek and shelter belts. The owners estimate that the pasture can run 100 cow/calf pair along with 15 replacements.

The building site is immaculately maintained. It features a 3 bedroom, 2 bath ranch style home remodeled in 1999. It is in above average condition and contains 1,216 sq ft on the main level and 864 sq ft in the basement. A full set of well maintained outbuildings include a 80x30 pole barn, 32x24 shop, 48x30 barn with loft, 52x40 pole barn, and 26x22 garage. There is a good set of corrals and a spring fed pond just south of the headquarters.

The hunting opportunities are excellent. Pheasants and white-tailed deer are plentiful along with grouse. There is a good combination of habitat provided by Butcher Creek, cropland, CRP and tree belts. This property has not been offered for sale in over 100 years. This is one of the most well cared for properties we have ever had the privilege of offering. **\$995,400**



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