

Sale Name: White River Overlook

LOT 1 - Entire Unit



Description

This 478+/- acre property has historically been used for grazing livestock and is fenced on the south and west boundaries. Livestock water is provided by a solar powered water well and 2 dams. The north dam has recently been rebuilt and is in excellent condition.

Location: 16 miles south of I-90 exit 212 on SD Hwy 53

Access: Property borders SD Hwy 53 for 1/2 mile

Legal Description: Mellette County, South Dakota: Section 20: SE1/4 (excluding Lot H2); Section 21: W1/2 All in Township43 North Range 25 West

Utilities: Water well is solar powered.

Topography: The majority of the property lies along a ridge descending toward the south shore of the White River. Several treed draws drain to the east and provide shelter and shade for both livestock and wildlife.

Leases: 160 acres of private leased land lie along the north boundary and are fenced in with this property. The private lease could be transferred to an approved buyer. Additionally, there is 160 acres of Tribal ground along the northwest boundary and is also fenced in with the property. Tribal lease renews fall of 2022.

Sand and Gravel Pit: Currently there are several piles of sand and gravel on the property. Any unsold aggregate at time of purchase will transfer to purchaser.

Taxes: 2021 taxes were \$2,523.04.

Seller: Deborah Reindl

Quantity: 1



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