

Lake Sharpe Ranch

KENNEBEC, SOUTH DAKOTA

LIVE WATER
PROPERTIES



Hunting | Ranching | Fly Fishing | Conservation

Lake Sharpe Ranch

Kennebec, South Dakota

±2,667 Acres | Listing Price: \$9,590,000



Contact

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Lake Sharpe Ranch encompasses approximately 2,667 deeded acres across rolling hills, mild cedar-covered breaks, and riverfront irrigated farmland. The Ranch supports an array of wildlife, including trophy mule and white-tailed deer, sharp-tailed grouse, prairie chicken, pheasant, waterfowl, and the occasional elk. The Ranch is the only private property with deeded lake frontage for miles. There are 450 acres under pivot for corn, soybeans, milo, and hay barley, while the remaining acreage is comprised of grasslands. Situated between Chamberlain and Pierre, South Dakota, the Ranch is roughly 45 minutes from each.

Lake Sharpe Ranch offers fantastic waterfowl, upland, deer hunting opportunities, great walleye fishing from the property, and it is also surrounded by tens of thousands of acres of heavily managed land for recreation. These lands may be accessed through an over-the-counter hunting license for upland and waterfowl, not limiting non-residents to several days they may hunt a season. With some of the highest sharp-tailed grouse and prairie chicken densities in the US, there is plenty to enjoy on or off the Lake Sharpe Ranch. Two artesian wells, numerous reservoirs, springs, and the lake offer abundant water resources to complement the beautiful topography and abundant wildlife resources.







Habitat

The presence of creek bottoms, cedar draws, shelter belts, crop ground, grasslands, and abundant water sources on the property, creates an ideal environment for supporting a healthy ecosystem and attracting a variety of wildlife. This diverse mix of habitat contributes to the Ranch's ability to produce large white-tailed and mule deer while sustaining some of the best bird numbers in the country.



Agriculture

Lake Sharpe Ranch has a strong farming component, raising commodity crops such as corn, soybeans, and milo while supporting several hundred cattle. Historically, the Ranch has been used as a cow/calf operation with a small feedlot. This is some of the best farm ground west of the Missouri River. There are 450 acres under six pivots, and a couple of acres under flood irrigation; all the water for irrigating is pumped from the Missouri River. Almost 1,700 acres are enrolled in a rangeland CRP grazing contract, which pays roughly \$18/acre annually. The CRP contract can be bought back if the Buyer wishes not to continue. The landowner grazes all of the pastures every year, but due to the CRP, no ground is overgrazed. Double cropping is standard due to the long growing season, soil, and quantity of water. For instance, hay barley is planted in the spring and then harvested, followed by the planting and harvest of milo.









Improvements

The Ranch has three modest homes, all of which are occupied. The owner's home sits on the northwest side of the property, while the other two homes sit in a building envelope on the southeast side of the Ranch along the lake. Cattle handling facilities, calving barns, horse barns with stalls, a machine shop, and a couple of utility sheds round out the structural improvements.



Location

The property is located between Chamberlain and Pierre, roughly 20 miles North of Kennebec and I-90. Lake Sharpe Ranch sits South and West of the Missouri River, which runs SSE through the state.

Fishing

Fishing can be done from shore on the ranch or via boat. Two public boat launches sit within minutes of the ranch. Lake Sharpe is known for its consistent walleye fishery, being the primary targeted species. Sauger, smallmouth bass, channel catfish, flathead catfish, northern pike, white bass, yellow perch, black crappie, and rainbow trout are a few other species found in Lake Sharpe's waters.





Summary

Lake Sharpe Ranch has everything from meandering creek bottoms lined with trees, cedar thickets, breaks, rolling grassy hills, and irrigated ground to river frontage with high-yielding corn. Quality wildlife genetics and management make for big deer, plentiful upland birds, and great walleye fishing right out the back door.

Property Details

Kennebec, South Dakota | ±2,667 Acres

Listing Price: \$9,590,000

IMPROVEMENTS

Three modest homes

Handling facilities

Calving barns

Horse barns

Machine shop

Multiple utility sheds

ACREAGE

±2,667 Acres

Strong farming component

450 acres under six pivots

CRP grazing contract

TYPICAL YIELDS:

±225 bushel/acre of corn

±65 bushel/acre of soybean

±120 bushel/acre of milo

8 acres/pair annually of cows

LOCATION

Between Chamberlain and Pierre, South Dakota

20 miles north of Kennebec, South Dakota

CONTACT

For more information please contact

John Merritt at 307.699.1166 or

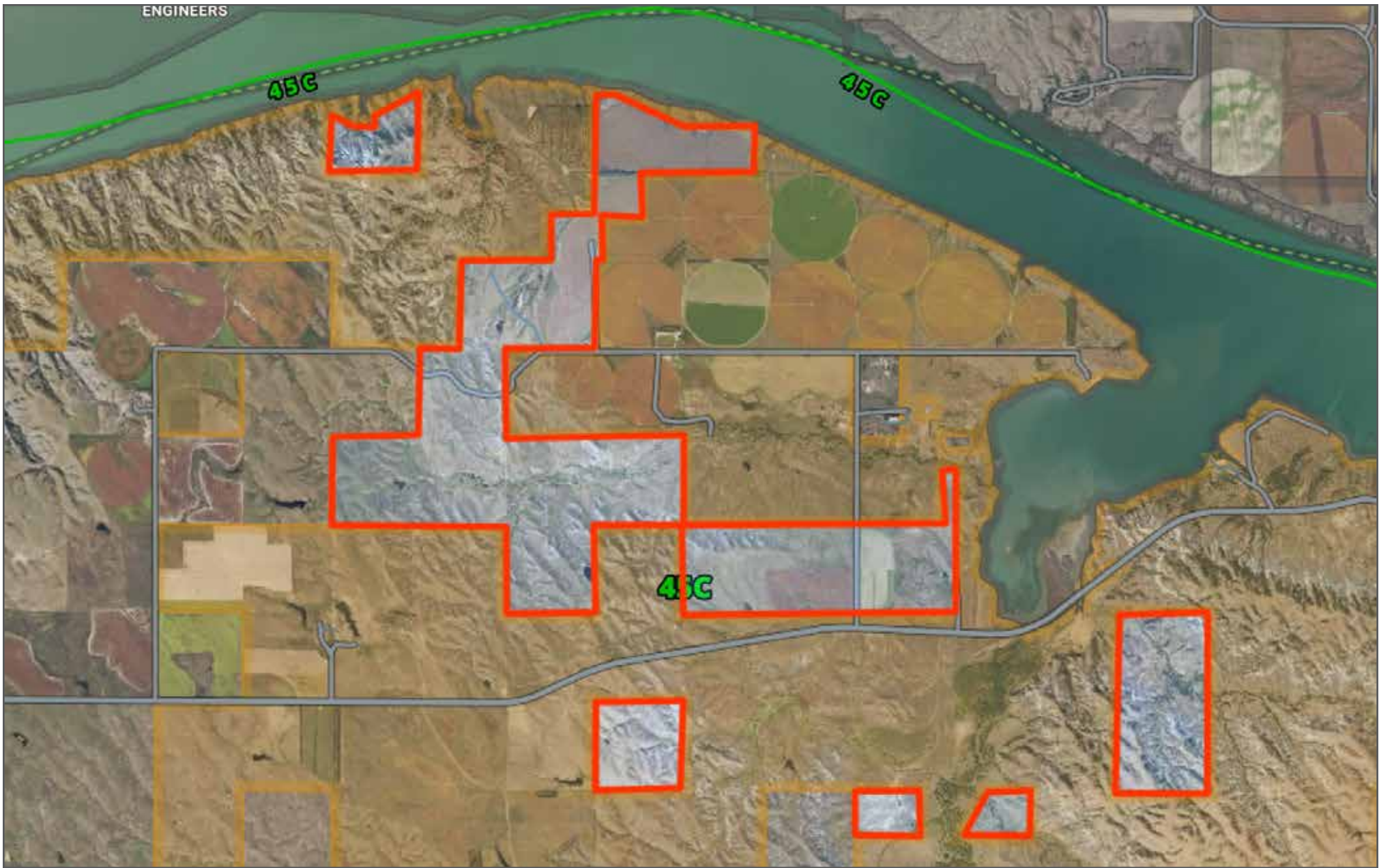
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Brokers representing well-qualified prospective buyers are welcome to enquire and are cordially invited to contact Live Water Properties for information regarding cooperation policies.

Notes:

1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you. 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee. 3) Live Water Properties LLC represents the Seller as a Seller's Agent.





Lake Sharpe Ranch- Aerial Map

••Maps are for visual aid only accuracy is not guaranteed.