



Powell Rd. West

Philip, SD | Haakon County
370 Acres | \$475,000



Executive Summary:

The Powell Rd. West property boasts of richly grassed and brushy draws and fertile meadows. This diverse and attractive ranch and recreational property affords both convenience and quiet. And it offers both recreation and return on investment.



Acreage:

The property consists of 370 contiguous acres, 110 of which is tillable hay-land currently enrolled into the Conservation Reserve Safe Program

The topography ranges from upland benches with thick stands of hay to deep but gentle grassy draws.

Taxes:

Actual Taxes are yet to be determined - Approximately \$1,000/yr

Locale:

The town of Philip, population approximately 780, is located at the crossroads of US Highway 14 and SD Highway 73, in the middle of western South Dakota. Philip is within 30 minutes of the Badlands National Park and an easy two hour drive to Mt. Rushmore National Monument in the Black Hills.

Air Service is available at the Philip Municipal Airport, and regional flight service is available just over an hour away at Rapid City, SD. Philip provides healthcare services, a K12 public school, a strong agricultural economy, and a host of local businesses. Outdoor recreational attractions include Lake Wagoner, several parks, and plenty of hunting and fishing opportunities.

Interstate 90 Access: Exit 143 (14 miles north) or Exit 112 (28 miles east)

Approximate distances to areas of interest:

- Kadoka, SD (22 miles)
- Midland, SD (27 miles)
- Wall, SD (31 miles)
- Faith, SD (82 miles)
- Rapid City, SD (86 miles)
- Pierre, SD (87 miles)

Hunting:

The wildlife is abundant and range from big game to game birds. Over the years, many trophy whitetail and mule deer have been taken, while the springy draws and upland cover provide exceptional habitat for game birds such as pheasant and grouse.



Water:

In addition to two small ponds, a natural live water spring has been developed to flow into a tank and then continue down a long draw on the property, providing an ideal water source for livestock, gamebirds and wildlife. Domestic water is provided by the Lyman Jones Rural Water System, which runs into and adjacent to the property.

Operation:

The property is further enhanced by a Conservation Reserve Program contract, which covers 110 acres and will pay over \$5,700 per year through 2027. The CRP contract allows for limited haying or grazing with a 25% offset in payment, on only the acres hayed or grazed, which is an exceptional benefit given the alfalfa and grass that's been established.

Access:

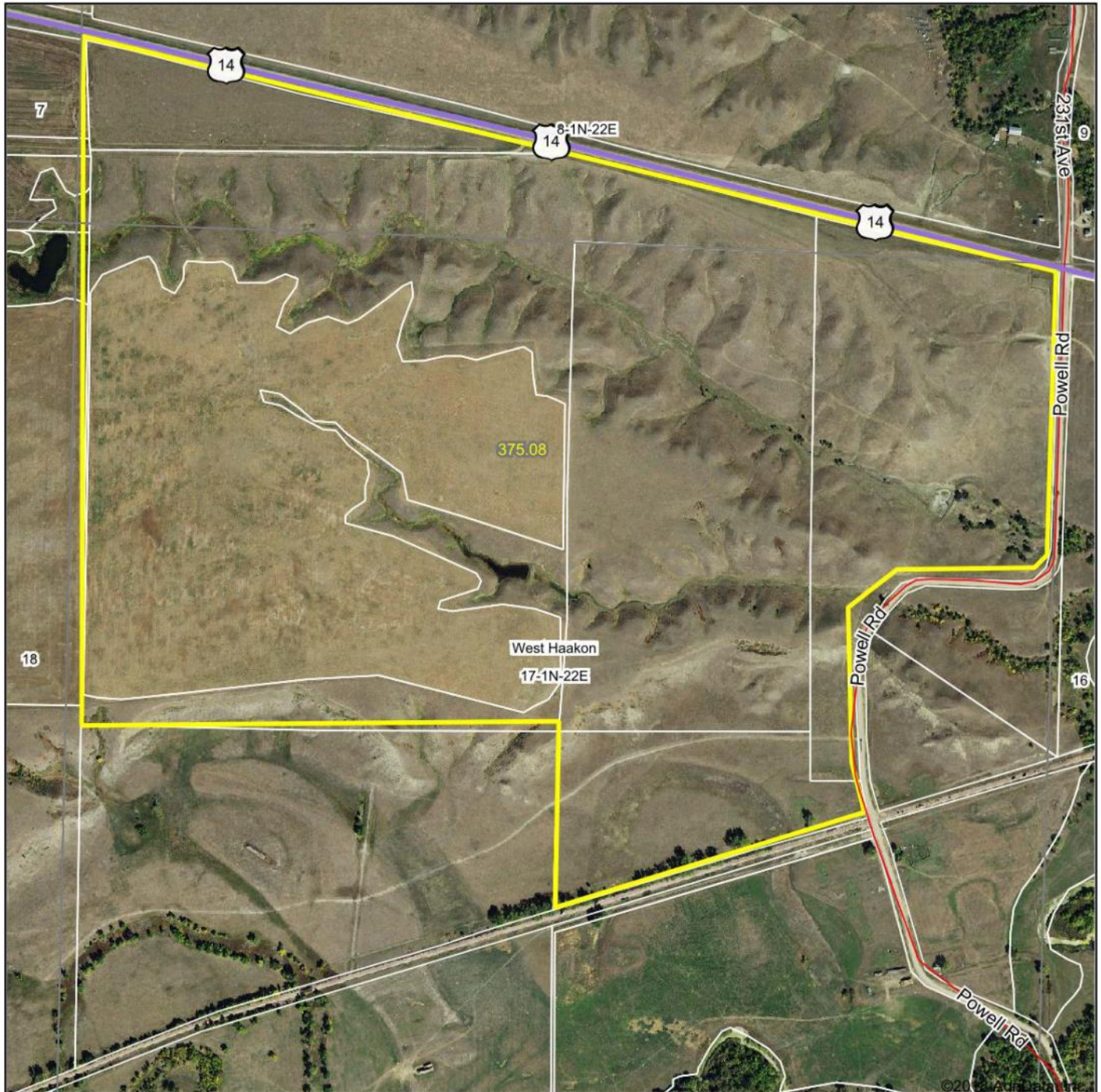
Access to the property is superb and provided by Powell Rd to the east, and the adjoining US Hwy 14 to the north. The Powell Rd. West is conveniently located just a few minutes east of the small town of Philip, SD.

Price:

Offered exclusively by Hewitt Land Company for private treaty sale at \$475,000.00 USD, this property is priced to sell.

For more information, photos and video on this remarkable property log on to HewittLandCompany.com and let us know how we can be of service.

Aerial Map:



map center: 44° 2' 53.12, -101° 29' 50.98



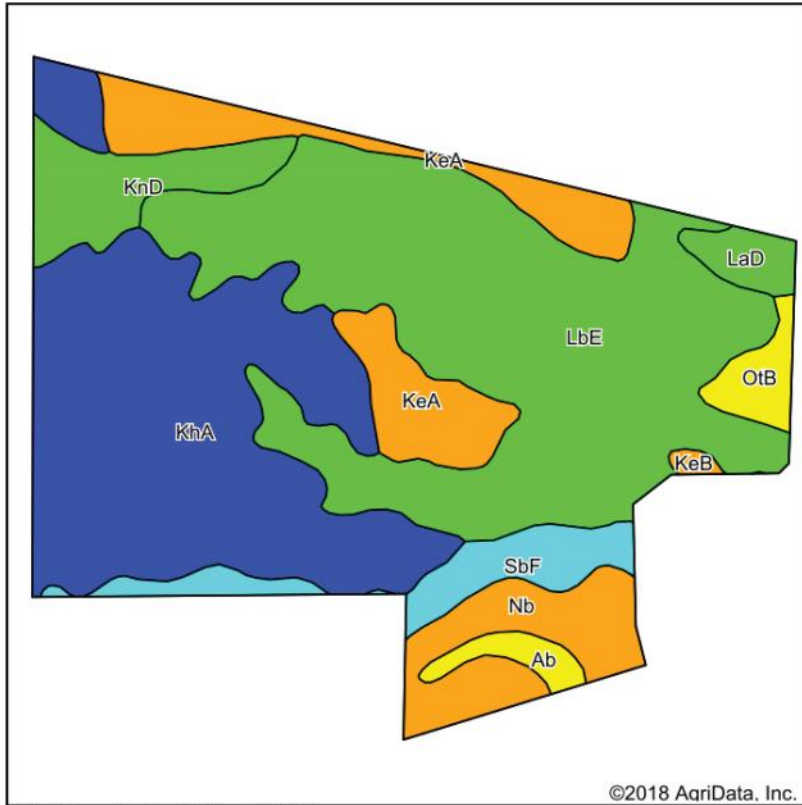
17-1N-22E
Haakon County
South Dakota



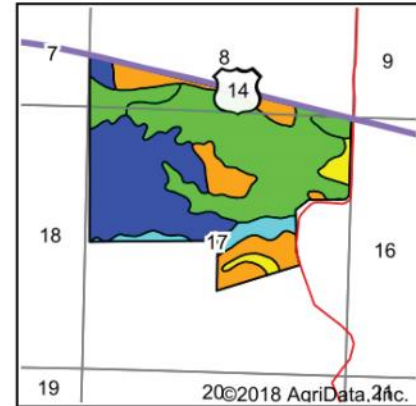
8/28/2018

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map:



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Haakon**
 Location: **17-1N-22E**
 Township: **West Haakon**
 Acres: **375.08**
 Date: **8/28/2018**



Area Symbol: SD055, Soil Area Version: 20													
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	State Productivity Index	NCCPI Overall	NCCPI Corn	NCCPI Small Grains	NCCPI Soybeans	NCCPI Cotton
LbE	Lakoma-Vivian complex, 9 to 25 percent slopes	144.57	38.5%		Vle	Vle	39	25	17	9	13	17	0
KhA	Kirley-Mosher complex, 0 to 2 percent slopes	115.46	30.8%		Ilc	Ilc	66	42	33	13	25	33	0
KeA	Kirley clay loam, 0 to 3 percent slopes	35.91	9.6%		Ilc	Ilc	84	53	34	19	27	34	0
Nb	Nimbro silty clay loam	23.49	6.3%		Ilc	Ilc	81	51	41	19	26	41	9
KnD	Kirley-Vivian complex, 6 to 15 percent slopes	19.06	5.1%		IVe	IVe	37	23	31	13	23	31	0
SbF	Samsil clay, 25 to 60 percent slopes	17.60	4.7%		Vlle	Vlle	3	2		1	2	0	0
OtB	Ottumwa silty clay, 3 to 6 percent slopes	6.90	1.8%		Ille	Ille	57	36	27	10	17	27	0
LaD	Lakoma silty clay, 6 to 15 percent slopes	6.02	1.6%		Vle	Vle	43	27	18	9	16	18	0
Ab	Albaton silty clay, depressional	4.90	1.3%		Vw	Vw	54	34	13	4	3	13	0
KeB	Kirley clay loam, 3 to 6 percent slopes	1.17	0.3%		Ille	Ille	81	51	34	19	27	34	0
Weighted Average							53.2	33.8	25.2	11.6	18.9	25.2	0.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



View the Interactive Maps and More Online!

For the full listing, including a photo gallery, interactive map, and more, visit us online at www.HewittLandCompany.com/properties

Contact

For more information and to schedule a showing, contact:

JD Hewitt, Broker at 605.791.2300 or (cell) 605.347.1100 or jd@hewittlandcompany.com

Tyson Hewitt, Broker Associate at 605.206.0034 or tyson@hewittlandcompany.com

Tanner Hewitt, Broker Associate at 605.490.7952 or tanner@hewittlandcompany.com

www.hewittlandcompany.com | info@hewittlandcompany.com | 605-791-2300