



## BEAR BUTTE RANCHETTE

VALE, SOUTH DAKOTA | 40 ACRES | \$895,000

The Bear Butte Ranchette is a well-maintained 40-acre property featuring 23.3 acres of flood-irrigated ground and a small, tree-lined drainage along the north end. This versatile property is ideal for horses, small cattle, sheep, or a hay operation, and it comes with no covenants. The current owners typically harvest one cutting of hay from the irrigated acres, averaging about 1.5 tons per acre, and then graze the property for the remainder of the year. Irrigation water is provided by the Belle Fourche Irrigation District.

The Bear Butte Ranchette is situated west of South Dakota Hwy 79, 1.2 miles on 194th street. Also North of Sturgis, South Dakota 18 miles and South of Newell, South Dakota 11.0 miles. Additionally, it sits just North of Rapid City, South Dakota and 29 miles East of Deadwood, South Dakota.

The ranchette has breathtaking views of Bear Butte to the south and the Northern Black Hills to the west. Wildlife in the area consist of deer, turkey, grouse, geese and coyotes. The property is located 23 miles south east of Orman Dam, where you will find perch, bass, walleye and catfish. And of course, the Black Hills just minutes to the west.

The property features a remodeled 3-bedroom, 2-bath, 1,536 sq. ft. home, originally a 16x80 mobile home with a 16x16 addition. Outdoor living spaces include a 21x16 ft deck and an additional 8x8 ft deck, along with a fenced backyard and spacious front yard. The home is equipped with propane heat, central air, and water service from Butte-Meade Sanitary Water.

The barn is a new 2024 post-frame building measuring 40x64 ft, with 24 ft dedicated to a shop and the remaining 40 ft configured as a barn. It includes an insulated 10x16 ft tack room with heat and a concrete floor. Additional improvements include a 12x16 ft storage shed, an 8x16 ft storage shed, and well-designed corrals with four pens. The corrals feature new galvanized 5-bar continuous fencing (installed in 2025), two Ritchie automatic waterers, a 30x16 ft attached lean-to, and a windbreak added in 2024.











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## SUMMARY

The Bear Butte Ranchette is a well-maintained 40-acre property with 23.3 acres of flood-irrigated ground and a tree-lined drainage along the north end. This versatile ranchette is well-suited for horses, small cattle, sheep, or a hay operation, with no covenants restricting its use. The current owners harvest one cutting of hay each year, averaging 1.5 tons per acre, then graze the irrigated ground for the remainder of the season. The property includes a remodeled 3-bedroom, 2-bath, 1,536 sq. ft. home with decks, a fenced backyard, propane heat, and central air. Improvements also feature a 2024 post-frame barn with a shop, a heated insulated tack room, two storage sheds, and well-designed corrals with four pens, new fencing, automatic waterers, a lean-to, and a recently installed windbreak. Scenic views of Bear Butte and the Northern Black Hills, along with abundant wildlife and nearby fishing, make this property ideal for both ranching and recreation.

*Seller is a Licensed Real Estate Broker in the State of South Dakota.*



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308-207-0693

wayne@ranchland.com

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