

# *Redwater Fly Fishing Ranch*



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## ***Location~***

*This outstanding property is located 6 miles North of Spearfish, S.D. on the Chicken Run County Road. Spearfish is in Lawrence County but when you cross the bridge on Redwater you enter the property and you also enter Butte County. Spearfish is located on the very Northern end of South Dakota's Black Hills. Spearfish has a municipal airport and Rapid City has a large regional airport 50 miles away. The gaming town of Deadwood is within 20 miles from the ranch.*



## *~Brokers Note~*

*This property has many qualities. There's about 1 1/2 miles of the Redwater River flowing along the Southern border. This is a great crystal clear trout stream for fly fishing.*

*Wonderful irrigated hay meadows along the river. There are beautiful red bluffs facing the Black Hills to the South. This makes for an excellent climate. There is super hunting, as there is an Elk herd that goes on and off the property year round. The land owner can get an elk tag most years.*

*This property would make a great little ranch with a great climate.*

*This property could also be developed into many spectacular home sites.*



## *~Geography~*

*There is approximately 1 1/2 miles of the Redwater River that forms the Southern boundary of this property. There is a heavy flow of water at this point in the river. It is one of the few streams in the Black Hills which has a permanent trout population which does not need enhancing by stocking.*

*Along the river there is approximately 123 acres of farm land that can be irrigated. There is a vested right water license for irrigation. Just above the farm ground are beautiful red bluffs that face the Black Hills. There are many wonderful home sites along these red bluffs.*

*Above the red bluffs is a grassy valley with it's head at the top of a pine covered ridge and there is a beautiful secluded valley going off to the North to the end of the property.*



***Water~***

*River, Stock Dams, water well.*

***Taxes~ \$1285.00***

***Acreage~***

*735 acres more or less, property being sold according to Butte County tax records.*

***Fences~***

*The property is completely fenced other than the river; which is natural boundary.*

***Price~***

*\$2,575,000 (two million, eight hundred thousand dollars)*

# Topo Map for Redwater Flyfishing Ranch

