

Fact/Info sheet on Ranch

- 4 wells on the property (P208402.0W, P204214.0W, P50715.0W)
- See R-H Zoning for allowable uses
- First Right of Refusal in old Deed
- 2" gas line (Black Hills)
- Electric service
- 1500 bales per year
- Underground irrigation and sprinkler system
- Fruit trees
- Greenhouse 24' L x 20' W
 - Heated
 - ½ bath
 - Chicken coop
- Storage Shed 16' L x 10' W
- Corrals
- Livestock Shed
- Hay Storage
- 2 RV Hook-Ups
- Sleep up to 36 if used at full capacity as a Guest Ranch
- Underground irrigation
- 1897 Shepherder Wagon 11' L x 6' W
- Bathhouse 7' L x 9' W
- Tent House 13' L x 11.5' W
- New Shepherder 14' L x 6' W
- Bathhouse 6' L x 8' W
- Bunkhouse 25' L x 15' W
- Hideout 27' L x 19' W 9' L x 5.5' W
- Large 1500 sqft shop
 - 3 bays
 - Studio area

- Commercial laundry
- Guest laundry (coin-op)
- Apartment with $\frac{3}{4}$ bath
- Commercial certified kitchen
 - 3 bay sink
 - Commercial dishwasher
- Storage

Measurements are not exact and should be verified by potential buyers

Information herein is deemed reliable but not guaranteed.