

Southern 10-Acre Tract
(SE ¼ NE ¼ NE ¼ - Section 14, Township one North,
Range Six East of the Black Hill Meridian, Pennington County,
South Dakota)

Description

Figure S-1 illustrates an air photo of the southern 10-acre tract. The forested portion of this tract was thinned by a contractor under the state thinning program.

Access

Access to the southern 10-acre tract is along a north-south gravel road from West Highway 44 and then along a gravel road in the west 33 feet of the section line highway. Only one party (Ratigans) uses the gravel road from the northeast corner of Section 14 to the southern property. No development is possible south of the Ratigan residence in Section 14 due to the topography. Dark Canyon is directly south of the Ratigan southern 10-acre tract.

The gravel road on the east side of Section 14 is a well graded and maintained gravel road with a width of approximately 14 feet and a ¾-inch gravel base of 4 to 6 inches. The crown of this road is approximately 4 inches higher than the edges. Drainage (approximate depth of 12 to 18 inches) is constructed on both sides of this gravel road.

Structures

Figure S-2 illustrates (to scale) the permanent structures on the property. The residence is a modern two level home constructed in 1992. An outbuilding exists approximately 500 feet to the north of the residence. This outbuilding is for horses. A round pen for horse training is constructed in the northeastern corner of the southern 10-acre tract.

Septic and Water Supply Systems

A permitted septic system exists approximately 150 feet northwest of the residence. The drain field is in excess of 150 feet.

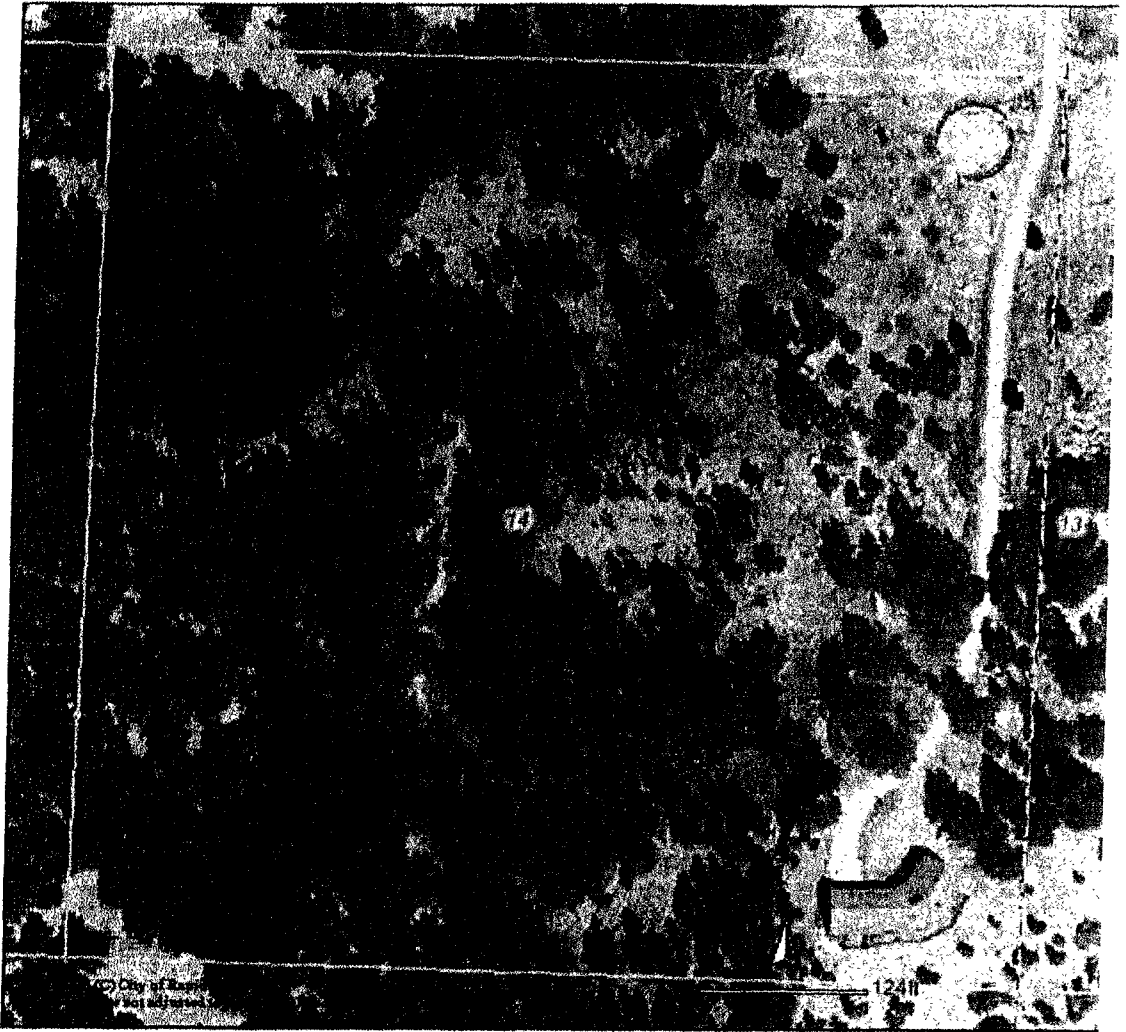
A water well exists approximately 50 feet to the northeast of the residence. This well is approximately 650 feet deep and encounters water (in the Deadwood Formation) at a depth of about 525 feet.

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Figure S-1. Air Photo of the Southern 10-Acre Tract



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