

Harney Peak Ranch

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Property Attributes and Description

Harney Peak Ranch

Overview: "Island in a Sea of Grass"

The Harney Peak Ranch derives its name from the crest of the Black Hills Range and highest peak east of the Rockies, which are famous in Native American and western lore, are the backbone of America's mountain ranges. Ancient spiritual ceremonies of times, the Black Hills were first discovered by French Canadian-American-led fur trapping party under Jedediah Smith during hostilities on the Missouri and near death from thirst enroute to discovering the famous South Pass to the West. The Americans to find solace in this "Island in a Sea of Grass".

The Oglala Sioux Nation held the sacred "Paha Sapa" (Black Hills) as the last settled of the Wild West. The great Final Frontier of the area as desperate settlers and gold seekers braved the opportunities. The gold seekers mostly failed and many died of the land and climate.

When James R. (Pap) Madison joined the Gold Rush he found not gold but that same natural bounty and shelter that had been there from time immemorial. His humble but tightly crafted cabin protected him alone from the Gold Rush in downtown Rapid City and his care and perseverance.



It is not surprising that his family played a leading role from the first beginnings to modern times. His cabin protected the first settlers but he was among those who sought security to seek the best lands.

The surviving legacy of that spirit, passed down for generations, is the Harney Peak Ranch. The ranch lands occupy the fertile



mountain-sheltered Rapid Valley adjacent to regional South Dakota, Gateway to the Black Hills.

It has been the historic headquarters ranch for the four mining, timbering, railroading ranching and rodeo he made it the centerpiece of the area's emerging growth haven. What follows is a written description of the property surroundings and attributes.

Property Location and Access:

The Harney Peak Ranch main headquarters is located on Highway 44 Expressway to the new Rapid City Regional Airport parallel to the Southeast Corridor Direct Black Hills Expressway both the southbound Heartland Expressway to Denver and the Mount Rushmore. The Southeast Corridor Expressway

Harney Peak Group

Harney Peak Ranch

4555 Reservoir Road

Rapid City, SD 57703-9637

605 393-0093

605 393-0044 Fax

info@harneypeak.com

The property extends southward in a mile wide strip between one neighboring development that reduces the width of the East boundary lies along Reservoir Road to the junction of the westbound perimeter arterial to the Heartland Expressway south one mile further. This parcel is approximately 1/2 mile of frontage on north-south arterial streets and Lamb Road and 1/4 mile of frontage on the Highway 44 Expressway. Recent residential development on the ranch had seen strong upscale development complemented by equestrian, golf and resort facilities and high-value homes.

The western portion of the ranch is located one mile west of the junction of approximately 500 acres of land adjoining the Heartland Expressway at the junction with the Highway 16 Bypass route to the Black Hills. The current Folsom Road connection to the bypass. The westward extension of Lamb Road to the Heartland Expressway is completed. The current frontage consists of about one-quarter mile on arterial and one-quarter mile on the Heartland Expressway and one-quarter miles on anticipated future arterial connections.

Much of the open real estate to the south is in strong demand. The model for Harney Peak Ranch development is the growth of the well-established integrated recreational and residential development of the Western Cattle Company ranchlands. Their property extends to the south and dominates the Black Hills frontage to the Heartland Expressway.

The Harney Peak Ranch property as a whole occupies a direct axis with and about equidistant from the fast growing Rapid City Regional Hospital Medical Center, satellite research, treatment and teaching institutions, several independent surgical facilities and the University of South Dakota facility.

The Rapid City Medical Center has announced to a



The Rapid City Medical Center has now moved to a new location. A combination of accessibility, lifestyle and facilities specialists to the Black Hills. The main medical campus Hospital now extends south for one full mile. With a number of equivalent facilities, medical sector growth seems assured.

The City of Rapid City has recently purchased a substantial school campus and community recreation center between the city center and the Harney Peak Ranch property. They have purchased the Western Dakota Vocational-Technical College to share the college/high school technical training campus.

To the north of this site and located between the Ranch and the South Dakota School of Mines and Technology, National State University regional research headquarters and the city's transit system. Additional community amenities located in the area include complexes and recreation facilities, the Central State University extension on the Greenway open space corridor along the city's north side.



The Greenway extends completely through the center of the city from the west by newly renovated Canyon Lake Park and the city's transit system and bike paths and sports and cultural facilities. The area is also home to the Harney Peak Ranch and Elks Country Estates planned residential development. The Harney Peak Ranch on the western boundary and adjacent to the city.

The land east of the Harney Peak Ranch is substantial and extends for two miles. Beyond that, and for the foreseeable future, the city's Regional Airport air operations zones and changing limits on major development. As a result, the ranch is a large private open space adjoining the city boundaries. Its location and unobstructed mountain views are also unique to the area. Nonetheless, the ranch property is well served by the city's utility infrastructure is at or near the property line.

Regional Attributes and Assets

Long before Interstate 90 or even the frontier rail line, Rapid City's location made it the natural terminus and starting point and even before as a universal Native American spirit and freight wagons to Interstate 90 and transecting of the same vein today. In fact, South Dakota currently has more any state in the union.

Major current economic assets include several electrical development concerns as well as national financial and profit-conscious enterprises as well as many individuals. South Dakota's tax and banking shelter benefits with its lifestyles to make the Black Hills a major emerging location.

In recent years, some of America's wealthiest individuals have moved nearby and some not so quietly! Kevin Costner's new

historic Deadwood represents the latter. Costner plan Rapid City Regional Airport to Rapid City and on to train on tracks adjacent to the Harney Peak Ranch ma

A fortuitous conjunction of regional health care and continuing state and community quality-of-life award Reinforcing this sector are a regional school of nursing facilities including one each at Rapid City and Ellsw

Rapid City is the prime supply point for a Black Hill two hundred thousand people including the mineral i basin directly west across the border. Regional natur Park Service treasures, the Black Hills, Badlands and Ellsworth Air Force Base, one of the key installation born of the region's superior flight operations weathe Air Force personnel. It supplies both a strong econom pool to the area. Air Force retirees frequently settle i elegant mountain lifestyle and temperate weather.

Property Characteristics and Amenities



Harney Peak Ranch is comprised of a number of pion The southern end of the ranch is also part of a major Warbonnet (or Brennan) Townsite. A number of stru ranch today. The general topography of the property development and to offer generally uncluttered views Black Hills Range and also of the surrounding grassl

The main ranch headquarters lies along Rapid Creek in Rapid Valley. Nearly one mile of Rapid Creek, th to the Cheyenne and Missouri Rivers, runs through th nearby historic channel now utilized as a small lake o development sightings and ample space for golf cour amenities. The valley area is comprised of about 700 forage production and seasonal livestock grazing. Th supports an abundance of wildlife. Wheaton College program on the ranch for many years. The concentra unique study options.

South of the valley floor area the land rises to form a river breaks with a substantial view and scenic poten with a unique mountain backdrop. Further south the Valley and plain. This area, in total, occupies about 1 rolling uplands. Irrigation systems on the Dry Creek water from the main valley could expand this resourc

The Harney Peak Ranch livestock headquarters is loc valley at the site of an historic horse breeding farm. famous supply center for military horses for both Eur Nineteenth Century until World War Two. Horses re

Nineteenth Century until World War Two. Horses ran day ranch outfits. The largest Russian Olive tree in the headquarters.

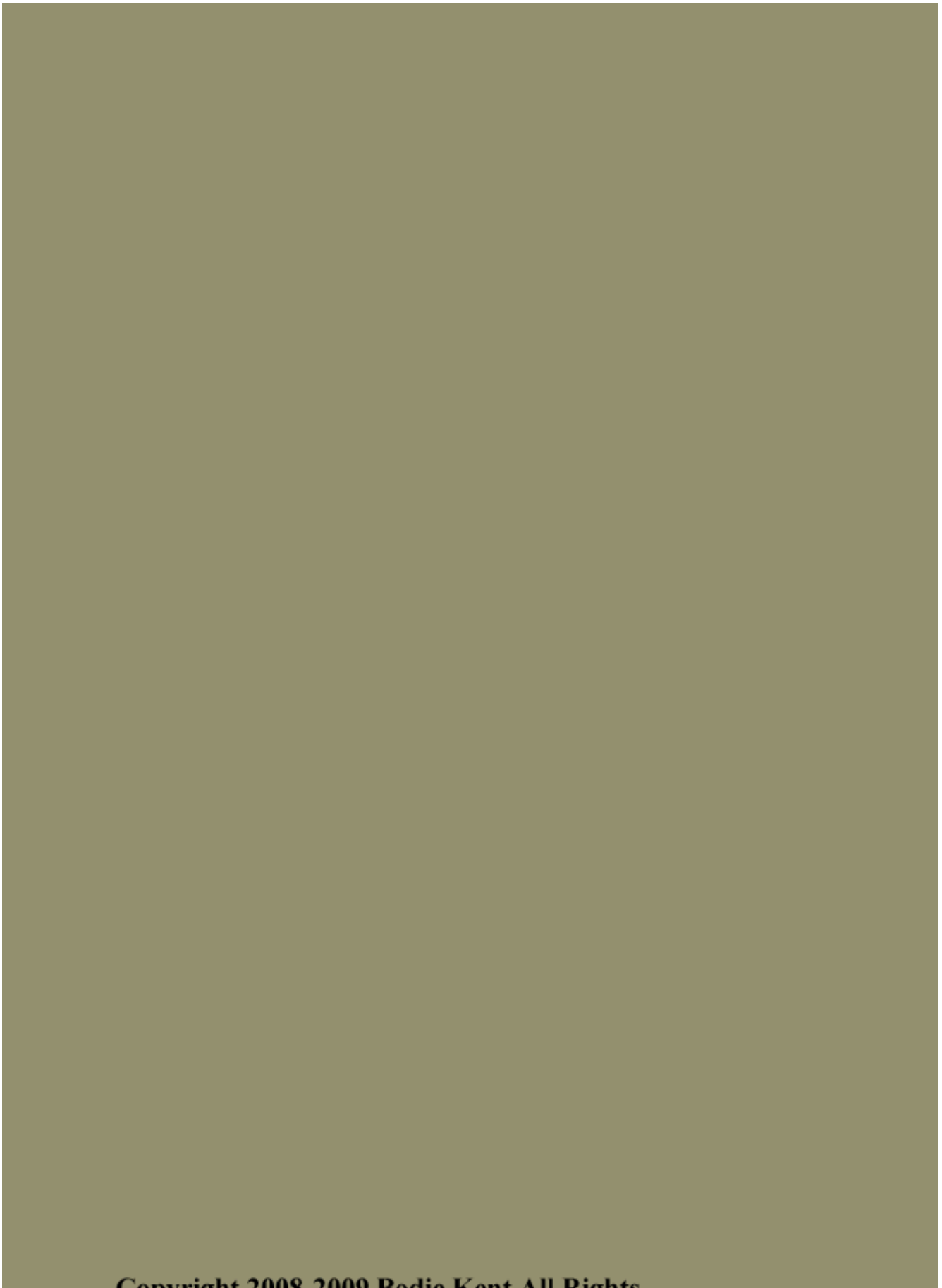
The western component of the ranch consists primarily of the new Heartland expressway and overlooking it adjacent to the Expressway is a level plain and valley on the expressway. Here again, the general topography development and offers excellent mountain vistas.

Agricultural Operations

Currently, agricultural operations have supported support and about 200 head of feeder calves and replacement. There is surplus feed base available for about twice the. An interlocking system of stock water pipelines, well excellent pasture utilization.



Surplus feed base is currently utilized for resale of hay. The focus of this endeavor is the Black Hills Hay Terminal; it is the only high-capacity weatherproof hay storage. Harney Peak Ranch hays and forage both won runner-up University quality competition. While most available in the region, specialty brokers and buyers have shipped the. In general, the ranch has the best soil types available. The first pick of new lands created the strongest ranch.



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