



## *Cobb Road Ranchette*

14058 Cobb Rd.

Hermosa, Custer County, SD

25.37 +/- acres | \$425,000



### *Executive Summary:*

This Cobb Road Ranchette is comprised 25.37 acres and is located in one of the most desirable areas of the southern Black Hills. The property is clean and neat with a spacious and roomy feel. The home and outbuildings have been meticulously maintained and are well-positioned in the center of the property. If you're looking for a move-in ready ranchette property – which is one of the hardest things to find– please give the Cobb Road Ranchette careful consideration.

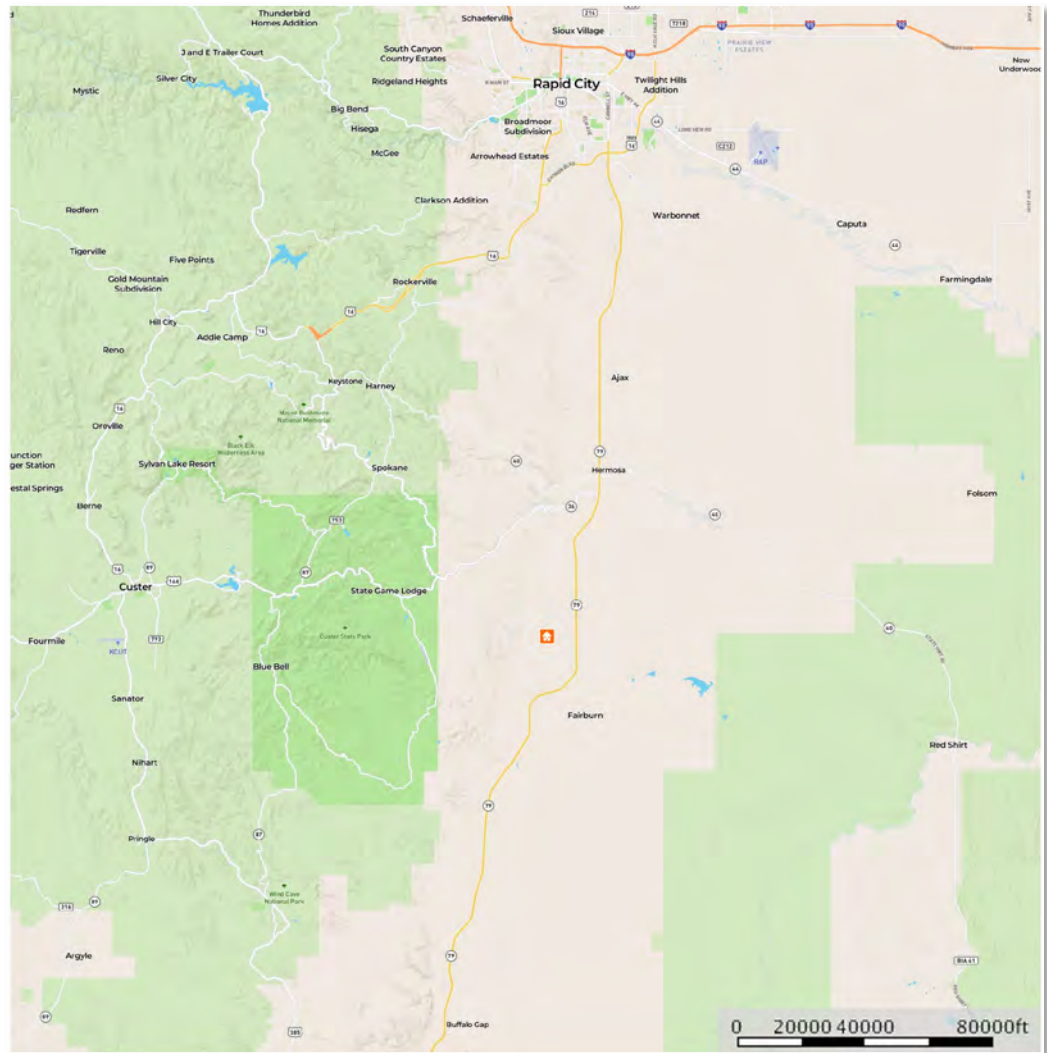


## Location:

The property is located approximately 11 miles southwest of Hermosa. Directions: Take US Hwy 79 south 9 miles to Cobb Rd., then west two miles on Cobb Rd. to the property entrance.

The town of Hermosa has a population of around 400, with the growing community offering an elementary and middle school, grocery store, several churches, and local restaurants. Nearby cities include Keystone (25 minutes), Hill City (40 minutes) and Rapid City (25 minutes). Regional flight service is available within an hours' drive at Rapid City, SD. Rapid City is the second largest city in South Dakota and offers all types of shopping, fine and casual dining, medical facilities and industry.

Once named the 'Hub to History and Adventure', Hermosa serves as the eastern gateway to the beautiful Black Hills. Hermosa is located 6 miles from the wildlife loop entrance to Custer State Park, and 10 miles from the State Game Lodge. Custer State Park is famous for its bison herds, other wildlife, scenic drives, historic sites, visitor centers, fishing lakes, resorts, campgrounds and interpretive programs. The park was named as one of the World's Top Ten Wildlife Destinations (source: blackhills-badlands.com). Within 30 minutes, countless recreational activities are available, including the Badlands National Park or its' outskirting National Grass Lands, Rushmore Cave, natural hot springs, abundant wildlife in the Black Hills, fossil hunting, and rich history of the Native American Sioux Tribe.





## Improvements:

The improvements on the property include the following:

**Home:** A 1,960 sqft, 4 bedroom 2 bath home with an attached 38x20 garage. The home was initially a 2002 manufactured home. The mudroom and the garage were added in 2007 and in 2013, the home was re-sided, re-roofed and new windows and insulation installed. The home features a vaulted ceiling, spacious laundry, attractive mudroom, master bedroom and bathroom suite, covered front porch and covered rear deck, both with Cedar post accents. The roofing is composed of Decra-Steel shingles, and the siding is hardi-board with 4 feet of rock.

**Shop:** The shop is 30x48 with two garage doors (one automatic) and two 15x48 wings. The main structure features 30x24 space with concrete floor and 220 AMP electrical service.

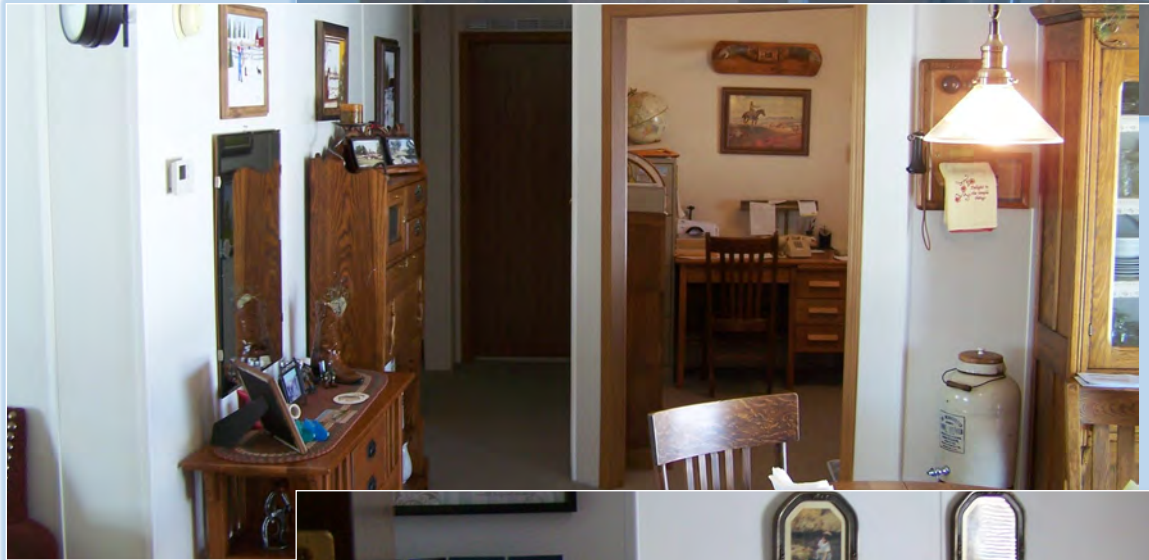
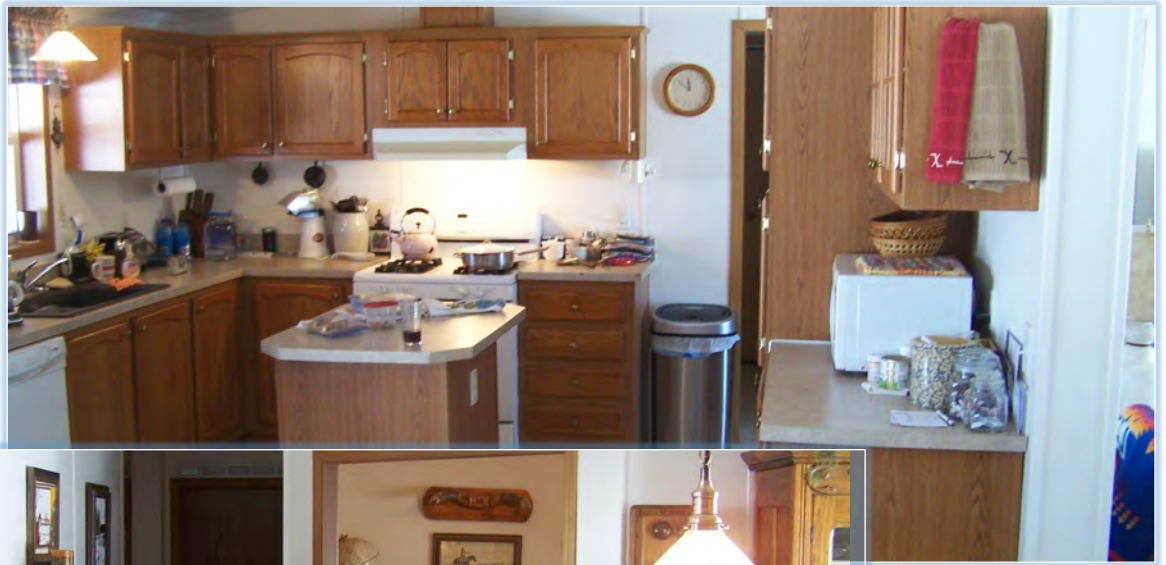
**Barn:** The Barn is a 24x48 structure with steel roof, power and water. The corrals are a combination of permanent wood with an attractive portable steel corral system included in the asking price.

**Tool Shed:** A well-built garden/tool shed rounds out the outbuildings.





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### Acreage:

The acreage is fenced and cross-fenced. The property is attractively landscaped replete with trees and shrubs such as Cedar, Juniper, Pine, Ash, Cottonwood, Chokecherry, Apple and Plum along with a well-defined garden area.

### Taxes:

2017 tax assessment on the property; \$3,406.36.

### Water:

Domestic water to the property is provided by Hartland Water System, a localized water system for the homes and lots in the Heartland Country Ranchettes Subd. The service fee for the water system is a \$20/month minimum. The owners records indicate that average monthly usage of approx. 12,000 gallons costs approx. \$30.00/month.

### Electric:

Black Hills Electric, 25191 Cooperative Way, Custer, SD 57730 · (605) 673-4461

### Legal Description:

**Heartland Country Ranchettes Subdivision – Lot 4 in West Half Southeast Quarter Section 35, Township 3 South, Range 7 East, BHM Custer County, South Dakota** (comprised of 25.37 acres).

For the complete listing, including information concerning Covenants and Property Condition Disclosure, please go to: <https://www.hewittlandcompany.com/properties/farm/14058-cobb-rd-hermosa-sd/>

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## *Contact*

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For more information and to schedule a showing, contact:

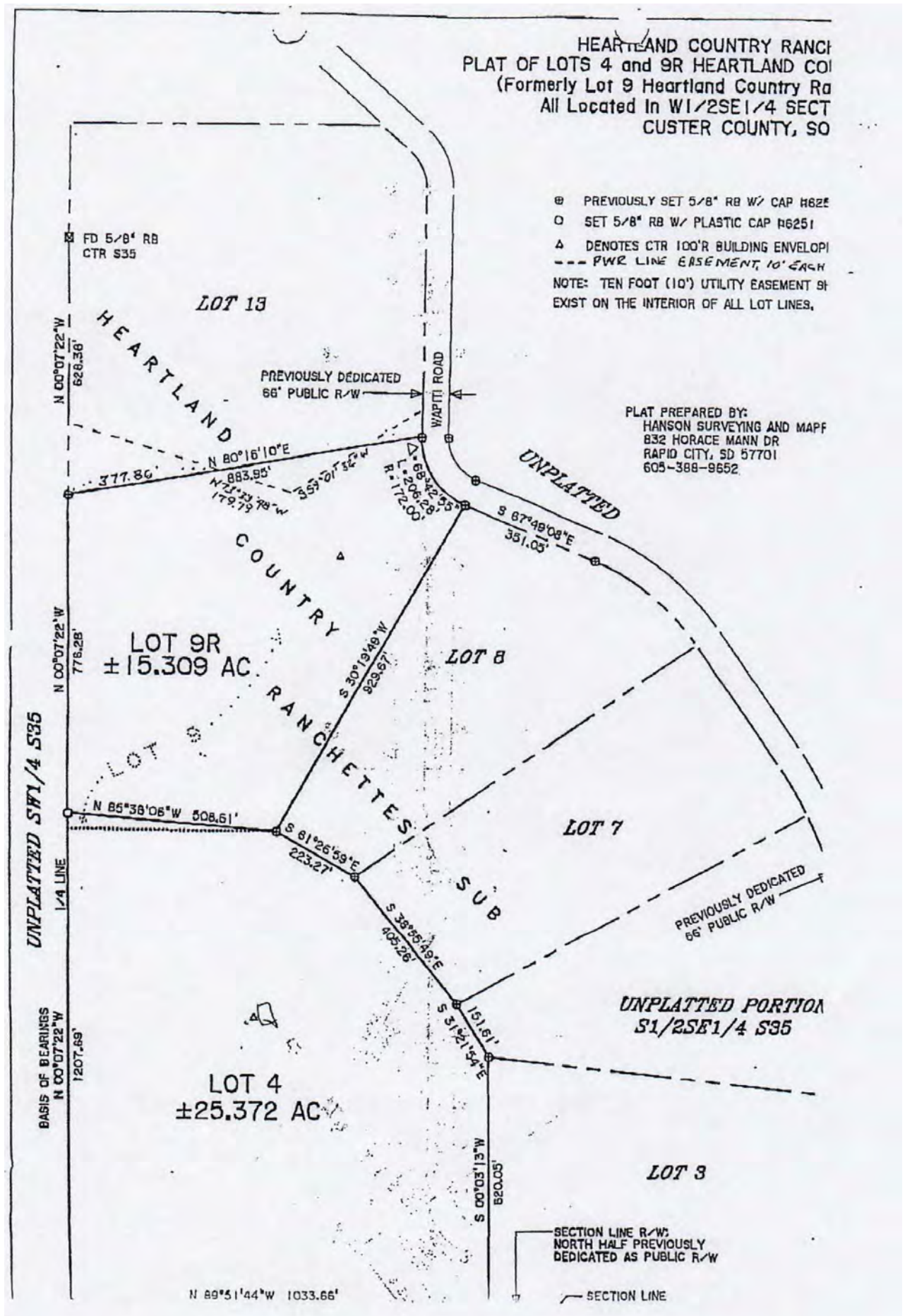
JD Hewitt, Broker at 605.791.2300 or (cell) 605.347.1100 or [jd@hewittlandcompany.com](mailto:jd@hewittlandcompany.com)

Tanner Hewitt, Broker at 605.490.7952 or [tanner@hewittlandcompany.com](mailto:tanner@hewittlandcompany.com)

*[www.hewittlandcompany.com](http://www.hewittlandcompany.com) / [info@hewittlandcompany.com](mailto:info@hewittlandcompany.com) / 605-791-2300*

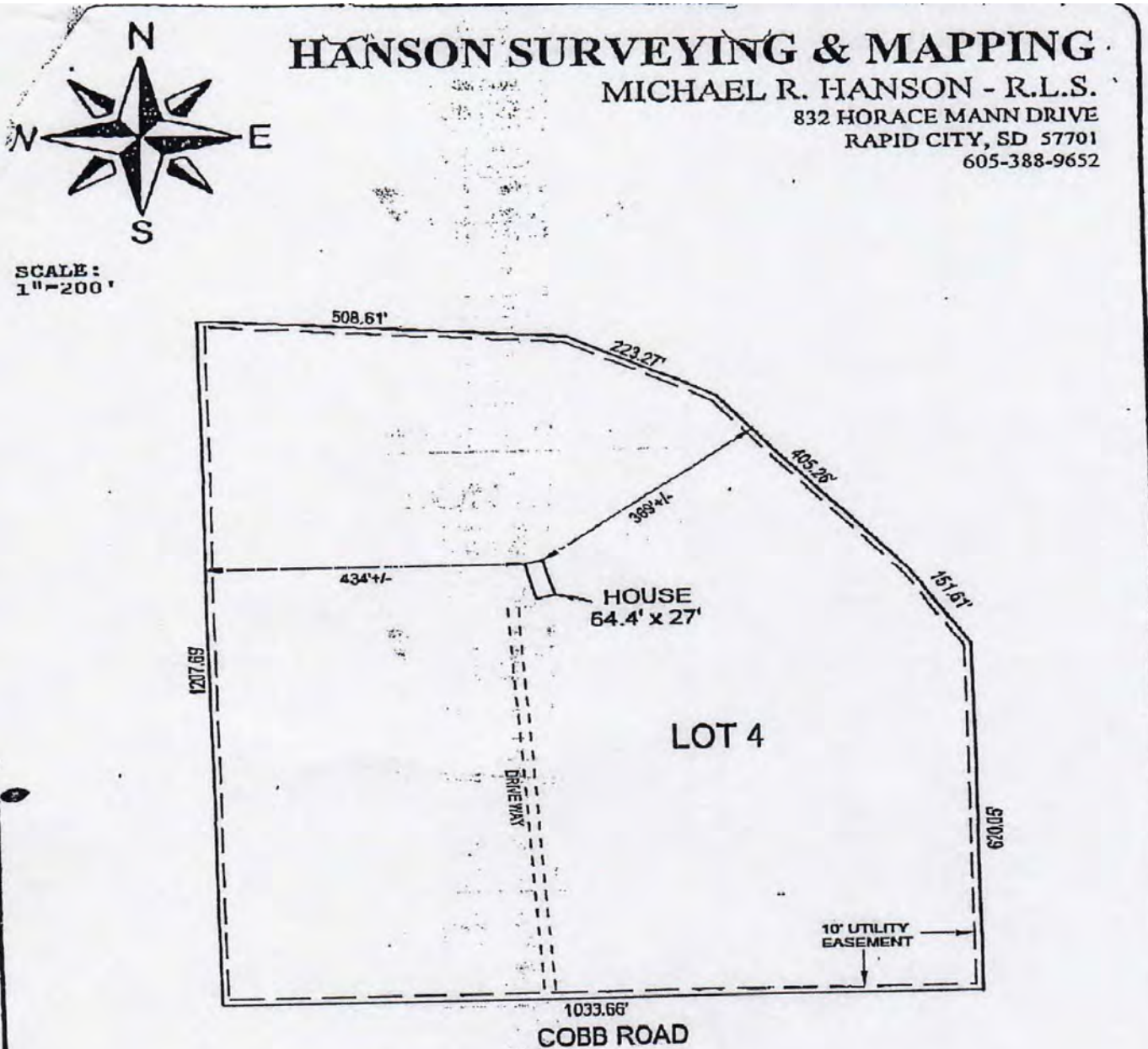


## Platt Map





# Platt Map



## IMPROVEMENT LOCATION EXHIBIT

The purpose of this exhibit is to provide a representation of the information gathered at the time of the inspection for the interested parties. This exhibit is based on existing but not confirmed boundary evidence and is subject to any inaccuracies that a boundary survey might reveal. No property corners will be set and no warranty as to the location of the true boundary of the subject property is extended herein to the present or future owners or occupants.

## LEGAL DESCRIPTION

LOT 4 IN HEARTLAND COUNTRY RANCHETTES  
 CUSTER COUNTY, SOUTH DAKOTA

JOSH & KLYA SANDERS - HC 83 BOX 11F, HERMOSA SD

Project # 02.081

Surveyed by: M.L.B.

Date: 3/18/2002

Drafted by: M.R.H.

Title Work ☐ WAS ☒ WAS NOT provided at time of survey order.

## SURVEYOR'S CERTIFICATE

I, the undersigned, do hereby certify that I have surveyed the above described property and that the information shown hereon is an accurate representation of the information gathered at the time of the inspection of the subject property.





## Aerial Map

