



Bad River Hunting Retreat

Haakon County, SD

Philip, SD

223 Acres +/- / \$525,000





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Location:

The town of Philip, population approximately 780, is located at the crossroads of US Highway 14 and SD Highway 73, in the middle of western South Dakota. Philip is within 30 minutes of the Badlands National Park and an easy two hour drive to Mt. Rushmore National Monument in the Black Hills. Air Service is available at the Philip Municipal Airport (4,000 ft. paved runway), and regional flight service is available just over an hour away at Rapid City, SD.

Philip provides healthcare services, a K12 public school, a strong agricultural economy, and a host of local businesses. Outdoor recreational attractions include Lake Wagoner, several parks, and plenty of hunting and fishing opportunities.

The property is a 10- minute drive east of the town of Philip.

Nearby Locations:

- Valentine, NE- 68 Miles
- Murdo, SD- 53 Miles
- North Platte, NE- 203 Miles
- Sioux Falls, SD- 272 Miles



Hunting:

The wildlife is abundant and range from big game to game birds. Over the years, many trophy whitetail and mule deer have been taken, while the springy draws and upland cover provide exceptional habitat for game birds such as pheasant and grouse. The lush undergrowth of the brushy river bottom provides exceptional habitat for wild turkey and whitetail deer.

Water:

Rural water is available through the West River Lyman-Jones Water System, part of the Mni Wiconi Water supply project stemming from the Missouri River.

The South Unit has the year round live Bad River running through the property. The river bottom provides a source of cover and water for both domestic and wildlife such as game birds, deer, beaver, coyotes, raptors and livestock.

With tremendous water and cover, the property is benefited and lends itself as perfect livestock wintering grounds, along with harboring many types of game for the avid hunter/trapper.



Access:

Access to the property is superb and provided by Powell Rd to the West. The Powell Road Ranch is conveniently located just a few minutes east of the small town of Philip, SD.

Acreage:

The property consists of 223.72 +/- timbered river bottom acres.





Improvements:

Improvements consist of a new 42x64 shop building with 12' side walls, fully sheeted, an 11x18 automatic insulated garage door, and space for 16x20 living quarters.

Operation:

The Bad River Retreat includes 82.51 acres of hay meadow, with the balance being timbered river bottom. The property could serve as a wintering unit for livestock or a premium private hunting property.





Topography:

The property consists entirely of river bottom, with level hay meadows and thick stands of timber. The Bad River Retreat is replete with plum and chokecherry thickets, mature cottonwood, elm and ash trees, and is situated entirely on the Bad River.

Taxes:

The 2019 Real Estate taxes on the property are \$789.18 by the Haakon County Assessor's office.

Price:

The Bad River Retreat property is priced in its entirety at \$525,000.



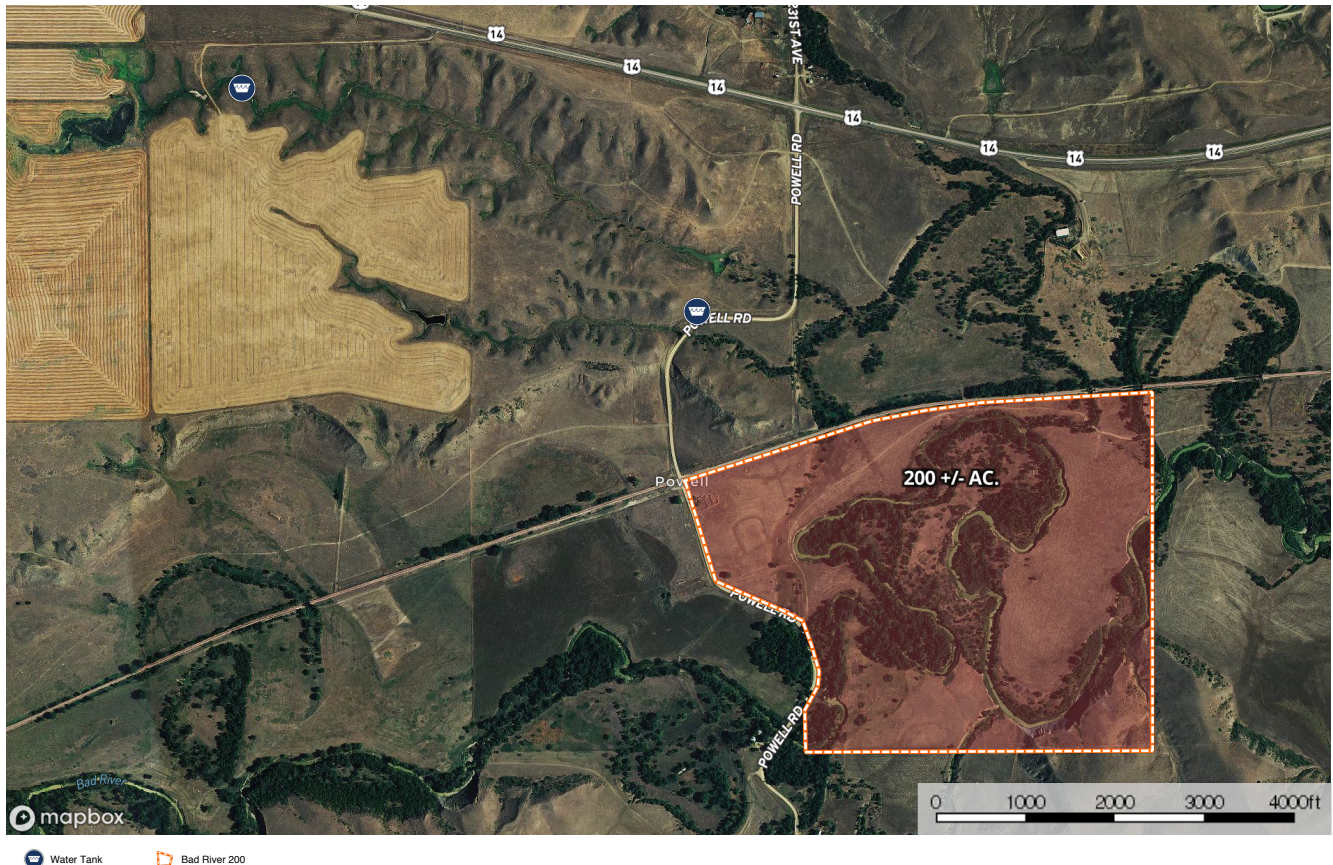


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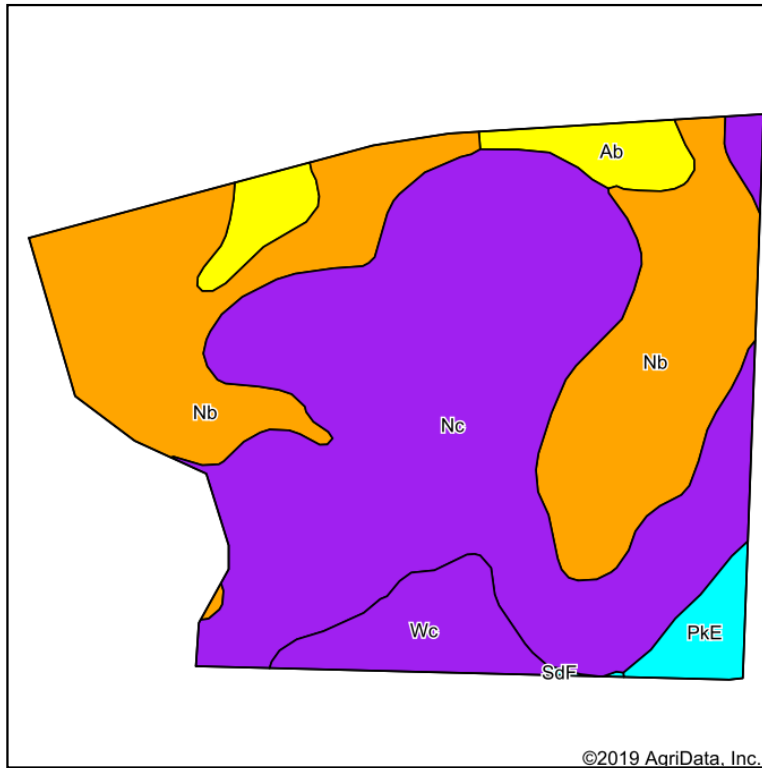
Bad River Property
Haakon County, South Dakota, AC +/-



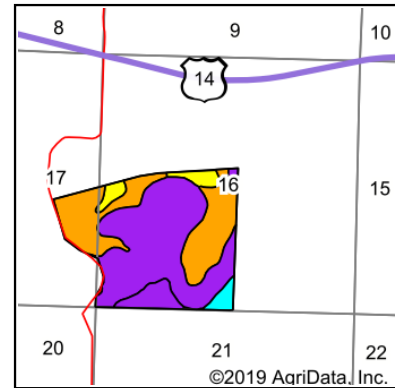
Hewitt Land Company
P: 6057912300 info@HewittLandCompany.com 13161Arapahoe Drive, Piedmont SD, 57769

 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Haakon**
 Location: **16-1N-22E**
 Township: **East Haakon**
 Acres: **197.68**
 Date: **6/2/2020**



Maps Provided By:
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Area Symbol: SD055, Soil Area Version: 22												
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
Nc	Nimbro silty clay loam, channeled	103.25	52.2%		VIw		30	19	10	10	19	0
Nb	Nimbro silty clay loam	68.13	34.5%		IIc		81	41	19	26	41	9
Wc	Wendte silty clay, rarely flooded	11.02	5.6%		IIIc	IIIc	34	28	12	17	28	0
Ab	Albaton silty clay, depressional	10.05	5.1%		Vw	Vw	54	13	4	3	13	0
PkE	Pierre-Samsil clays, 15 to 25 percent slopes	5.05	2.6%		VIe		9	10	4	9	8	0
SdF	Samsil-Rock outcrop complex, 15 to 60 percent slopes	0.18	0.1%		VIIe		3	1	0	0	1	0
Weighted Average							48.5	*n 26.5	*n 12.7	*n 15.5	*n 26.5	*n 3.1

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Legal Description

HAAKON COUNTY, SOUTH DAKOTA

TOWNSHIP 1 NORTH, RANGE 22 EAST BHM, HAAKON COUNTY, SOUTH DAKOTA

Section 16; SW4 Part lying South of RR ROW and East of Powell Rd.,

NW4 Part lying South of RR ROW

Section 17; SE4 Part lying East of Powell Rd.

Exact Legal Description shall be derived from commitment for title insurance Exhibit A

For more information or to schedule a viewing, please contact:

JD Hewitt: jd@hewittlandcompany.com | (605) 791-2300

REAL ESTATE RELATIONSHIPS DISCLOSURE

South Dakota real estate brokers are required to develop and maintain a written office policy that sets forth agency and brokerage relationships that the broker may establish. The broker must disclose in writing the types of agency and brokerage relationships the broker offers to consumers and to allow a consumer the right to choose or refuse among the various real estate relationships. The following real estate relationships are permissible under South Dakota law.

X Single Agent-Seller's/Landlord's Agent: Works on behalf of the seller/landlord and owes duties to the seller/landlord, which include good faith, loyalty, and fidelity. The agent will negotiate on behalf of and act as an advocate for the seller/landlord. The agent may not disclose confidential information without written permission of the seller or landlord.

X Single Agent-Buyer's/Tenant's Agent: Works on behalf of the buyer/tenant and owes duties to the buyer/tenant which include good faith, loyalty, and fidelity. The agent will negotiate on behalf of and act as an advocate for the buyer/tenant. The agent may not disclose confidential information without written permission of the buyer or tenant.

X Disclosed Limited Agent: Works on behalf of more than one client to a transaction, requiring the informed written consent of the clients before doing so. A limited agent may not disclose confidential information about one client to another without written permission releasing that information. While working to put the transaction together, agents in a limited agency transaction cannot negotiate nor advocate solely on behalf of either the seller/landlord or buyer/tenant. A limited agent may not be able to continue to provide other fiduciary services previously provided to the client.

☐ **Appointed Agent:** Works on behalf of the seller/landlord or buyer/tenant and owes the same duties to the client as that of a single agent. A seller/landlord or buyer/tenant with an appointed agency agreement is represented by agents specifically named in the agreement. Any agents of the firm not named in the agreement do not represent the seller/landlord or buyer/tenant. The named appointed agent acts solely on behalf of his or her client and may only share confidential information about the client with the agent's responsible broker or the broker's designated broker who is also named in the agreement. Other agents in the firm have no duties to the seller/landlord or buyer/tenant and may act solely on behalf of another party in the transaction. The responsible broker and the broker's designee act as a disclosed limited agent when appointed agents within the same firm are representing their respective clients in the same transaction.

☐ **Transaction Broker:** Exercises reasonable skill and care in assisting one or more parties with a real estate transaction without being an advocate for any party. Although the transaction broker will help facilitate the transaction, the licensee will serve as a neutral party, offering no client-level services (such as negotiation) to the customer. The transaction broker may not disclose confidential information about a party to another without written permission releasing that information.

Duties of a buyer, tenant, landlord, or seller: The duties of the real estate licensees in a real estate transaction do not relieve a party to a transaction from the responsibility to protect the party's own interests. Persons should carefully read all documents to ensure that they adequately express their understanding of the transaction. If legal or tax advice is desired, consult a competent professional in that field.

All real estate licensees must provide disclosure of all actually known adverse material facts about the subject property or a party's ability to perform its obligations.

South Dakota law requires a written agreement which sets forth the duties and obligations of the parties as described in the brokerage relationships itemized above.

The office policy of Hewitt Land Company, Inc. (company) is to offer only those services marked above.

By JD Hewitt (licensee)

Acknowledgment: I have been presented with an overview of the brokerage relationship options available and hereby acknowledge receipt of:
☒ Real Estate Relationships Disclosure form

☐ Consumer Real Estate Information Guide (residential property sales transaction only)

I understand that receipt of these materials is for disclosure purposes only and does not constitute a contract or agreement with the licensee.

Signature X Date _____ Time _____ am/pm

Signature X Date _____ Time _____ am/pm

By marking a box and signing below, it is understood that the consumer is working without the benefit of client or transaction broker representation.

X Buyer/tenant understands that Broker is not representing Buyer/Tenant as a client or working with Buyer/Tenant as a transaction broker. Buyer further understands that Broker is acting as agent for the seller or is assisting the seller as a transaction broker.

Seller/Landlord understands that Broker is not representing Seller/Landlord as a client or working with Seller/Landlord as a transaction broker. Seller further understands that Broker is acting as agent for the buyer or is assisting the buyer as a transaction broker.

Signature(s) _____ Date _____ Time _____ am/pm

Notes: