



# PETERSON QUARTER

Meade County, SD

Whitewood, SD

159.41 Acres +/- | \$224,000





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## EXECUTIVE SUMMARY

The Peterson Quarter is a quarter section of grass land that affords potential buyers many positives in a setting that is becoming more and more difficult to find. With well-maintained county gravel road access and a short 11 mile drive from the I-90 corridor, this offering lends itself as a new homesite for a family looking for room to breathe while having all the conveniences of being near town. Rural water is already installed and power is readily available, take a hard look at the Peterson Quarter, with outstanding views of Bear Butte, the Northern Black Hills, and the breath taking South Dakota Plains, you would be hard pressed to find a fair comparison. **Offered for your consideration at a very reasonable, \$224,000.00**



## LOCALE

Since the gold rush days of the late 1870's, following Custer's Expedition, the Northern Black Hills of South Dakota have been a destination of folks in a variety of pursuits. Aspiring to business, ranching, logging, exploration, recreation or retirement, they have migrated to the area and found open spaces, a moderate climate, friendly faces and fulfilled expectations.

Spearfish (population 11,000) is located along the beautiful Spearfish Creek and home to Black Hills State University, and many eclectic shops and stores. Historic Deadwood and the Legendary town of Sturgis, SD, to the southeast, provide the area with ample variety in character and history. Nearby Whitewood is home to nearly 1,000 residents.

Air service is available at the Spearfish Municipal Airport, an instrument rated airfield with a 6,400' paved runway. 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





## **WATER:**

- Bear Butte Valley Water (Rural)

## **LEGAL DESCRIPTION:**

Township 7 North Range 5 East BHM, Meade County, South Dakota  
Section 5; Lots 3,4 S2NW4







### **TAXES:**

2019 Taxes- \$319.80

### **SCHOOL DISTRICT:**

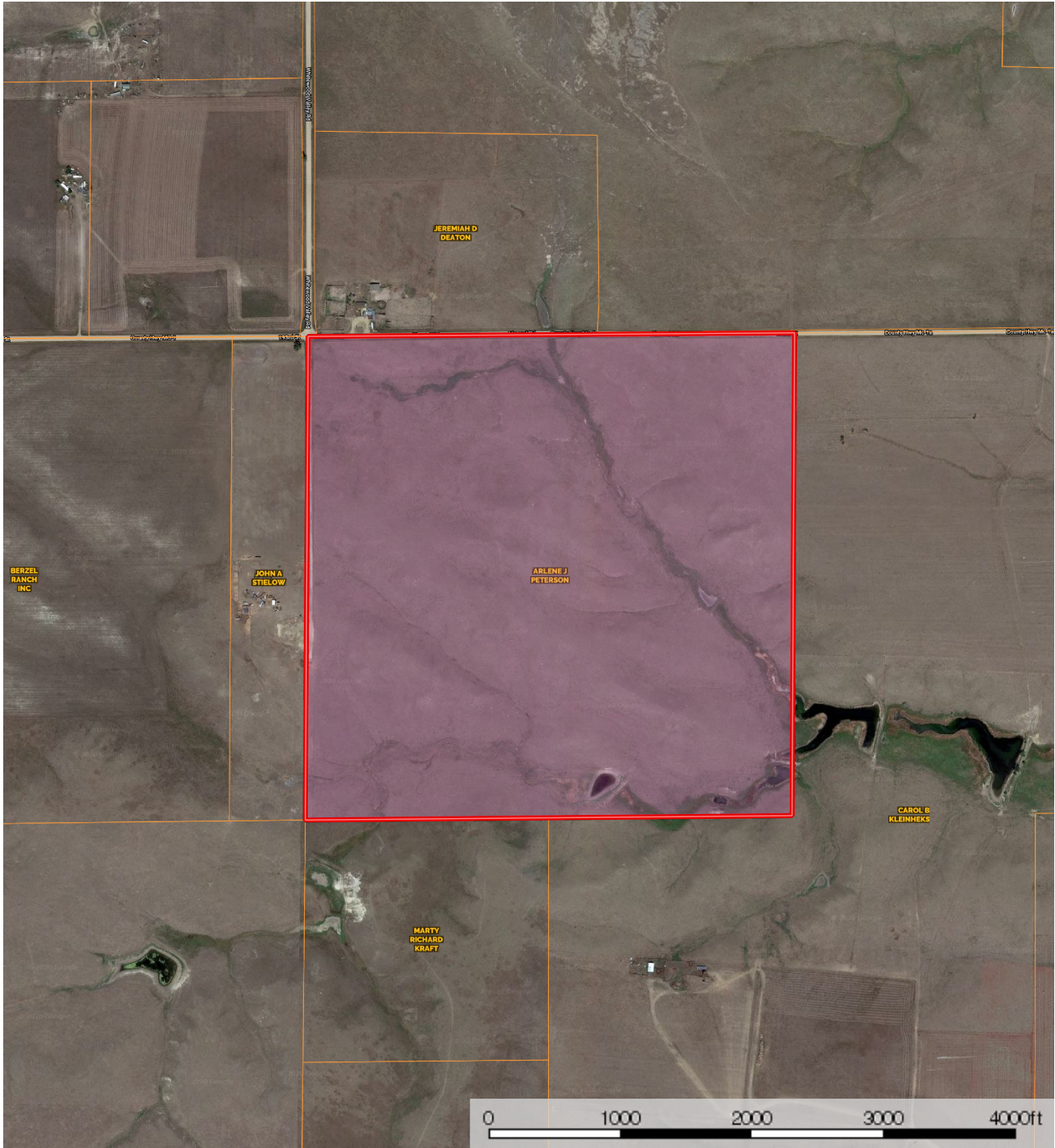
Meade County School District 46-1






# PETERSON QUARTER- AERIAL MAP

159.41 +/- Acres | \$224,000



 Boundary







# 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

Acreages have been derived from sources deemed reliable, however, they are not guaranteed to be accurate. Buyers shall be aware that the fences may not follow the property boundaries. This offering is subject to change, withdrawal or prior sale without notice.

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

Tanner Hewitt: [tanner@hewittlandcompany.com](mailto:tanner@hewittlandcompany.com) | (605) 490-7952

## 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