



Roberts Ranchland

Meade County, SD

Wicksville, SD

1,280 Acres +/- | \$1,300,000





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Executive Summary:

With great access to interstate 90 and a short 35 minutes from Rapid City, The Roberts Ranchland is rugged yet accessible and offers grass, brush, water, and farm land.



Location:

The Roberts Ranchland property is located near Elm Springs, Meade County, SD, in the upper reaches of the Cheyenne River breaks, just 31 miles east of Rapid City, SD. The property is easily accessed 6.5 miles north of I-90 at the Wicksville Exit (#90) and 2 miles east on Angell Road. The local community of farms and ranches is known as the Owanka - Wicksville communities.

Locale:

Today the Black Hills offer an inviting mix of recreational and cultural experiences and the area continues to be a destination of choice for tourists and retirees alike. As populations increase in the region, this property will be more conveniently located than ever.

Regional flight service is available 35 minutes away at the Rapid City Regional Airport. Rapid City is the second largest city in South Dakota and offers all types of shopping, fine and casual dining, medical facilities and industry.

In the nearby Black Hills area, countless recreational activities are available, including Custer State Park, 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.



Access:

Access to the property is provided by the Wicksville Rd. and Angel Rd., both well-maintained gravel county roads. The SW corner of the property is only seven miles from Interstate 90, the main artery through the state.

Operation:

This property consists of 211+/- acres tillable and 1,069+/- acres grazing land. Approximately 214+/- acres of the ranch have historically been utilized in crop production. Spring wheat was grown for the 2020 growing crop season. The balance of the property (1,066+/- acres) is under the cover of strong South Dakota native grasses in a rolling to rugged terrain. The property has historically grazed 90-100 cow/calf pairs for approximately 5 months during the summer grazing seasons.

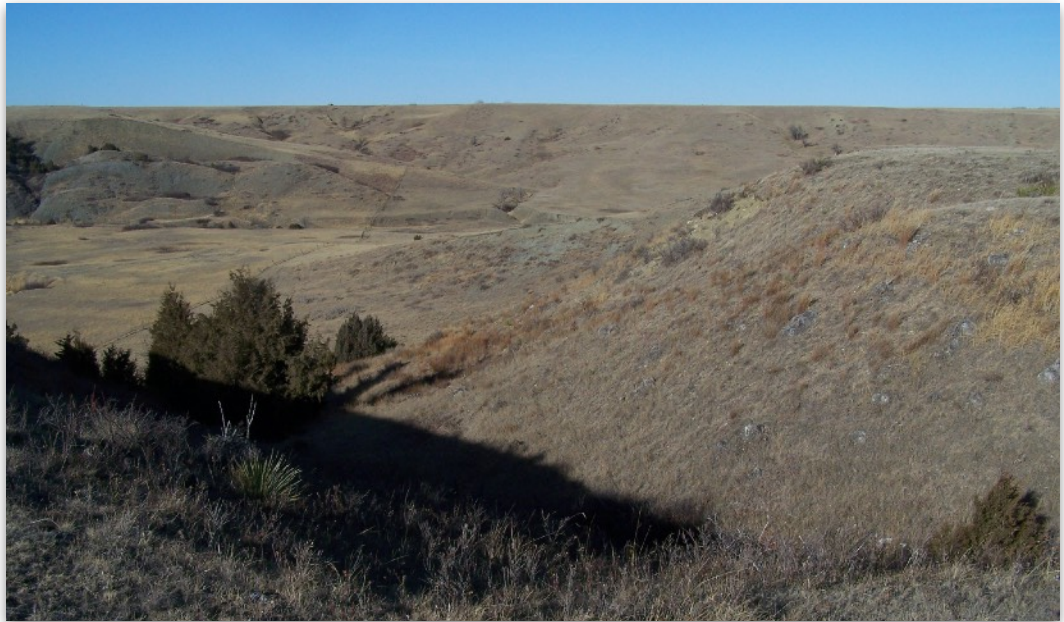




Water:

The property has an abundance of water; both rural water as well as a seasonal creek that feeds into the property. Lakeside Rural Water services three stock tanks strategically placed on the property. There are three main stock dams across the ranch fed through drainages that stem off of the seasonal creek of Upper Hay Draw.





Taxes:

Taxes for the 2019 year were: \$3,739.54.

Price:

The ranch is being offered at \$1,300,000.



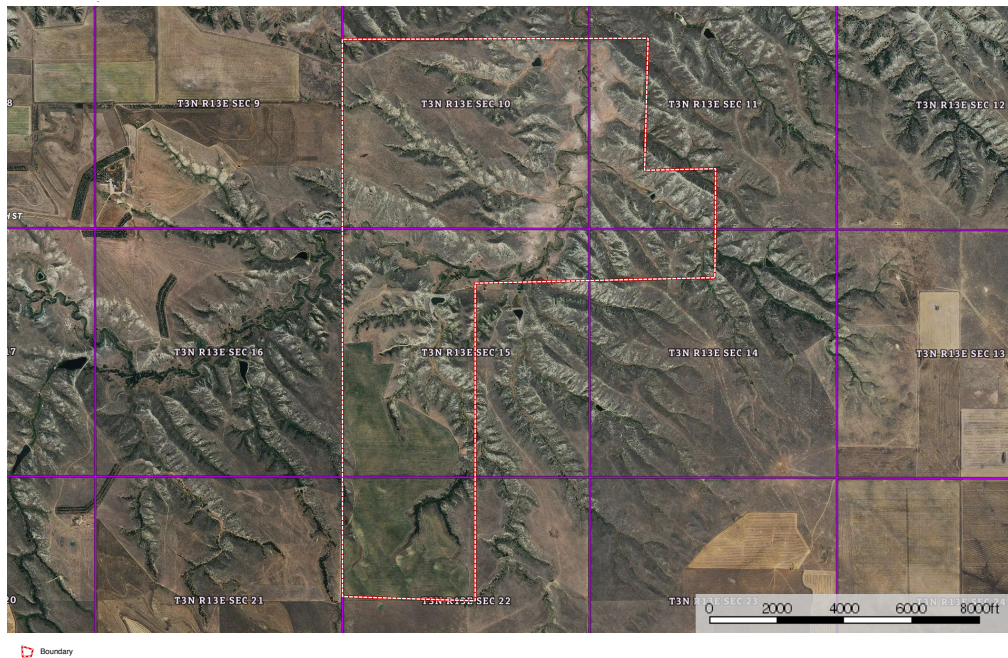




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Legal Description

**Roberts Ranch
Legal Description
Meade County, South Dakota**

<u>Township 3 North, Range 13 East of the Black Hills Meridian, Meade County, South Dakota</u>		<u>Acres</u>
Section 10:	S½N½, S½	480
Section 11:	SW¼NW¼, W½SW¼, SE¼SW¼	160
Section 14:	N½NW¼	80
Section 15:	N½NE¼, W½	400
Section 22:	NW¼	<u>160</u>
Total		1,280

Acreages have been derived from Meade County data and are not guaranteed accurate. Exact legal description shall be obtained from Commitment for Title Policy. Fences may or may not be located along property boundaries.

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

Tanner Hewitt: 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