



Lundgren Farmland

Meade County, SD

Vale, SD

279 Acres +/- | \$642,000





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Executive Summary:

This property was acquired by the Lundgren family in the late 1880s and has been utilized in the family ranching operation ever since! The property consists of 279+/- acres with approximately 200 acres irrigated and over one mile of Nine Mile Creek, a year around live water source and boasts the most senior water right on the Creek. Conveniently located an easy 20 minute commute from Sturgis SD and the Northern Hills, the property offers convenience, versatility, function and view, not to mention exceptional wildlife habitat.



Location:

The Lundgren property is located approximately 17 miles NE of Sturgis SD or 5+/- miles E of Vale SD. Directions; From Hwy 34-79 intersection east of Sturgis, SD travel north on Hwy 79 to 194th St, then east 6 miles to the property.

Access:

The property is bordered by 194th St on the south and 138th Ave on the west, both well established and maintained Meade County roads.

Water:

The Lundgren property is richly endowed with multiple sources of both domestic and irrigation water. Irrigation water is ample; provided by the Belle Fourche Irrigation District for irrigation on 104 acres, along with senior water rights on Nine Mile Creek permitting the irrigation of 187 acres. Domestic water is available via Butte Meade Sanitary Water District and there is a private well on the property which is no longer in service.



Soils:

The soils on the property are exceptionally productive and are largely comprised of Class II and III Keith silt loams, Class II Lohmiller and Glenberg silty clay loams and are conducive to all crops commonly grown in the area such as, alfalfa, corn, wheat, sorghum and beans.

Topography:

The property ranges from creek bottom-land to upland grass and hay-land. Nine Mile Creek traverses the property providing abundant winter protection and exceptional wildlife habitat.





Taxes/Irrigation Assessment:

Taxes for the 2020 year were: \$1,691.16.

The Irrigation Assessment is \$2,896.04 annually

Price:

The Lundgren Nine Mile Property is priced at \$642,000 (\$2300/acre) cash to seller.

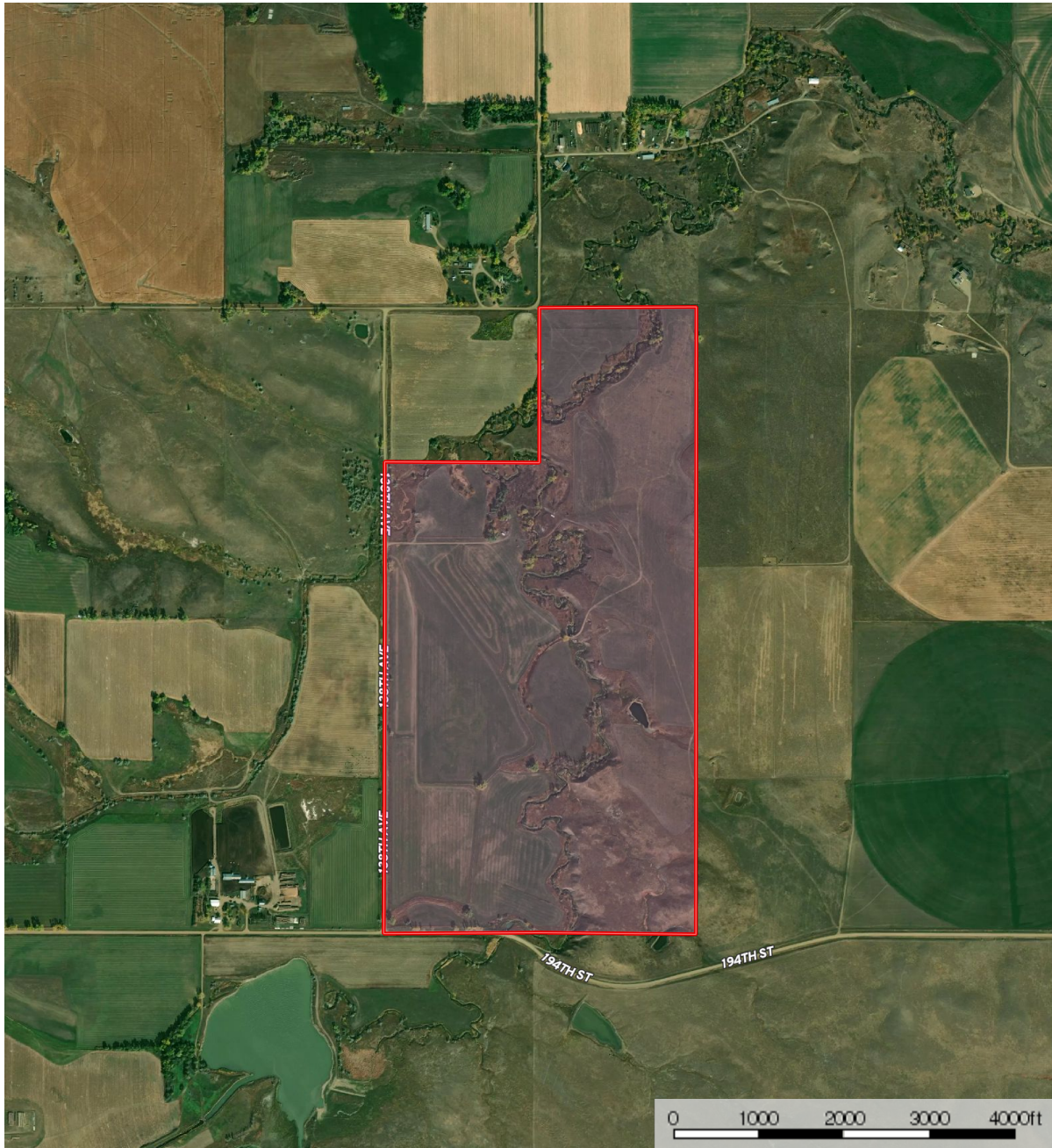




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 Boundary







Legal Description

Lundgren Farmland

Vale, Meade Co., SD

Prepared by: Hewitt Land Company, Inc.

TOWNSHIP 7 NORTH, RANGE 7 EAST BHM, MEADE COUNTY, SD	ACRES
SEC. 5: SE4NE4, E2SE4	
SEC. 4: LOT 4, SW4NW4, W2SW4	_____
	279.05

Acreages are derived from the Meade County Assessor's office and are not guaranteed accurate. Property sells by legal description only. Actual legal description shall be derived from the commitment for title insurance when completed. 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:

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