



Grace Mansion & Hamburger Farms Inc. Headquarters

Gettysburg, Potter County, SD

29 +/- Acres | \$2,700,000

Grace Mansion: 19.5 Acres | \$2,250,000

Hamburger Farms Inc. HQ: 9.5 Acres | \$595,000





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Executive Summary:

What an attractive and versatile offering! Can serve very well as personal residences, a ministry center or hunting lodge! The wide open spaces and expansive views provide a peaceful, private and inspiring getaway. From the Grace Mansion to personal residence to the shop/"toy shed", the improvements are exceptionally well-built with no detail left undone. The geothermal heating/cooling, observation deck, in-house three-story elevator and are just a few examples.



Location:

The Grace Mansion property is located in Potter County, just 10 miles from the town of Gettysburg, SD, county seat, population 1,000. The town of Gettysburg is home to many local and businesses, churches, health clinics, and a strong school system.

While agriculture is the predominant industry, the area provides some of the best fishing and hunting the Midwest has to offer. The Missouri River, which provides a multitude of outdoor recreational opportunities, is just 40 minutes from the property. Whitlock Bay provides access to Lake Oahe for fishing, boating, water skiing and bird hunting opportunities.

South Dakota, specifically Potter County in central South Dakota, is renowned worldwide for its pheasant hunting, not to mention duck and Canadian Goose hunting. Big game hunting is also prominent- Whitetail and Mule Deer hunting. South Dakota welcomes thousands of non-resident hunters annually. View more information about SD hunting and fishing at <https://gfp.sd.gov/>.

Distance to Regional Locations:

- Pierre, SD- 72 miles
- Aberdeen, SD- 92 miles
- Sioux Falls, SD- 234 miles
- Rapid City, SD- 244 miles
- Bismarck, ND- 181 miles
- Minneapolis, MN- 328 miles



Location, Continued:

Rural air service is provided by the Gettysburg Rural Airport as well as in nearby Highmore and Mobridge, and the nearest regional air service is provided by the Pierre, SD Regional Airport.

South Dakota is home to a rich culture and history, where opportunities abound for both residents and businesses alike. Home to a growing number of businesses, South Dakota features a stable tax climate and is rated the second most business-friendly state in the US. It values a strong work ethic, has a growing workforce, and values personal freedom. Learn more at <https://sdgoed.com/>.





Utilities:

In the event the houses sell separately, the Toy Shed and RV hookups will sell with the older Residence as Hamburger Farms Inc. Headquarters.

Each Residence has its own Transformer and Electric Meter

Web Water services both houses and the Toy shed RV Hookups as well as the Elmer Hamburger Farms Inc. farming operation that shares the driveway to the Toy Shed and Grace Mansion. Adherence to a Water users agreement shall be required from buyers of the properties. The owner of the older residence is the owner of the meter for the Web Water. Phil Hamburger will install meters after the Master Water Meter to monitor the usage of the three separate properties.





Grace Mansion

Gettysburg, SD | 19.5 +/- Acres | \$2,250,000



Grace Mansion (started construction in 2013; completed in 2015):

- 52'X96' 1st and 2nd story each, approximately 9,984 sq ft of living space (including 4 stall garage, walk-in freezer, and meat cutting room); plus storage attic, plus small lookout room. Crawl space is approximately 52'X64' and 4' tall
- 5,200 sq ft of aluminum deck that surrounds the 2nd story level.
- 1,200 sq ft of windows
- All Dining Tables, Game Tables/chairs, countertops, and most shelves were made by the Amish and are matching. The countertops stay otherwise are not included but are negotiable.
- Walls are 2"X10" with 5" of spray insulation
- Geo Thermal Heating/Cooling system with 7 individual thermostats (very proficient)
- Instant hot water from circulation pump on hot water heaters
- (4) 200 amp fuse boxes
- 1,000 gallon propane tank
- Elevator with 1,000 lb capacity that goes to all 4 levels
- Concrete pad and patio around three sides of the house.
- Storage shed along side of concrete patio
- Beautiful Swing set/play area with rubber shavings

**Ground Level:**

- 10' ceilings with decorative tin on ceiling

South Entryway:

- Coat hooks, hat/cap racks
- Several coat closets
- Large Utility Room
- Sink, countertop, draws, large mirror
- Cleaning supplies closet
- Sewing/Gun/Storage Room with closet (could also be a bedroom)

4 Stall Garage, heated:

- Walk-through doors heading north and south
- 3 stalls with overhead doors for full size vehicles
- 1 stall with overhead door for small car or ATV/UTV
- Walk in cooler
- Meat Cutting room with shelving, sink, and floor drain
- Tile floor in meat cutting room extends into garage to entryways for walk-in cooler and house
- Lots of shelves for storage and/or corner working area

**Bed Rooms/Living Area:**

- Hallway with Laundry inlet
- Bedroom with closet
- 3/4 bathroom
- Bedroom with closet and private full bathroom
- Bedroom with multilayer bunk beds, closet, and private full bathroom
- Elevator Access with 1,000 lb capacity that goes to all 4 levels

Master Suite:

- Storage/linen closets in hallway
- Master Bath: 2 showers, 1 walk-in tub, 1 toilet, 2 sinks, 2 walk-in closets, drawers, large mirror
- Sitting room with propane fireplace (fireplace not included but negotiable), sink, small fridge, counter, and door to patio
- Bedroom

Second Level:**• Commercial Kitchen:**

- Vaulted ceiling
- Walk in pantry with refrigerator and freezer spaces
- Slide out storage racks
- Lots of counter space
- 2 sinks
- Heavy Duty, deep drawers
- Appliances include: ice machine, glass door cooler, 2 commercial dishwashers, Rational Oven, Volcan 6 burner gas stove top, Volcan griddle, Cook shack Char broiler, Refrigerator

Game Room:

- Vaulted ceiling
- Large Game room off side of Kitchen
- Golf/Hunting Simulator
- 7 game tables (not included but negotiable)
- Pool Table (not included but negotiable)
- Shuffle board table (not included but negotiable)

**Game Room, Continued:**

- Foos Ball Table (not included but negotiable)
- 2 Exercise machines (not included but negotiable)
- Loft overlooking Kitchen and Game Room
- 1/2 bath off corner of Game room
- Game Closet
- Additional wall air conditioner if necessary
- Air circulation vents

Office:

- Storage over ceiling
- Short hallway between Game Room and Office contains filing cabinets
- Office has 2 large corner desks and conference table
- Office storage room with air circulation vent
- Cable and Internet provided by Fiber Optics through Venture Comm

Great Room/Dining Room:

- Vaulted Ceiling
- Large room with windows on 3 sides, 2 dining room tables that each sit 26 (not included but negotiable)
- Several couches, recliners, book cases, china hutches, piano (these are not included in sale)
- 2 dining room tables that each seat 26 (not included but negotiable)
- Propane fireplace (not included but negotiable)
- Elevator Access

Third Level:

- Attic/Storage room
- Elevator Access

Fourth Level:

- Lookout Tower with table and chairs, windows on all sides and elevator access



Taxes:

The taxes for Grace Mansion are approximately: \$2,507.76









Hamburger Farms Inc. Headquarters

Gettysburg, SD | 9.5 +/- Acres | \$595,000



Hamburger Farms Inc Headquarters House and Toy shed (constructed 1984):

- 32'X56' (Approximately 3,584 sq ft.)
- 4 bedrooms, 3 full bathrooms
- 12" thick walls
- AC/Heat
- Beautiful Mature shelterbelt surrounds the house including: Apple, Pear, Plum, Pine, Spruce trees as well as grapevines
- 1,000 Gallon Propane Tank
- Fiber Optics through Venture Comm
- 2 Car attached garage 32'X28' with overhead doors, insulated
- Store room/storm cellar off garage



Split Level Entryway

Upper Level:

- Open floor plan with office/piano area to the left at top of stairs; to the right is kitchen, bar, dining room, family room all contiguous with vaulted ceiling. A "sunroom" is next to the kitchen and Office/piano area
- Triple Pane Windows

Kitchen:

- Lots of counterspace near sink and on bar
- Lots of cabinets and drawers
- Appliances included in the kitchen: refrigerator, oven, electric cook top, dishwasher, 6 bar stools
- Hard floor

Dining room/Living Room:

- Carpet and hanging lights
- Sliding door leads to deck and yard on south side of house
- Stone Fireplace in corner of Living room, very efficient

Sun Room:

- Tile floor with hot tub (hot tub not recently used, heavy duty covering allows use over top of the tub)
- Attached bathroom

**Lower Level:**

- Master Bedroom in SE corner of basement with attached full bath
- 3 bedrooms with closets (bedrooms are at each other corner of the house) windows in bedrooms
- Utility/laundry room
- Full bathroom
- Built-in ironing board at end of hallway
- Large Storeroom with lots of shelves
- Storage nook in hallway below stairs
-

Toy Shed:

- 50'X80' Clearspan steel frame building with 16' sidewalls and spray foam insulation. Built in 2005.
- (2) 14' overhead doors and (1) 12' overhead door
- 220 Volt Service
- Concrete floor
- 3 RV hookups with power and water just south of toy shed

Taxes:

The taxes for Hamburger Farms Inc. Headquarters are approximately:
\$1,013.38



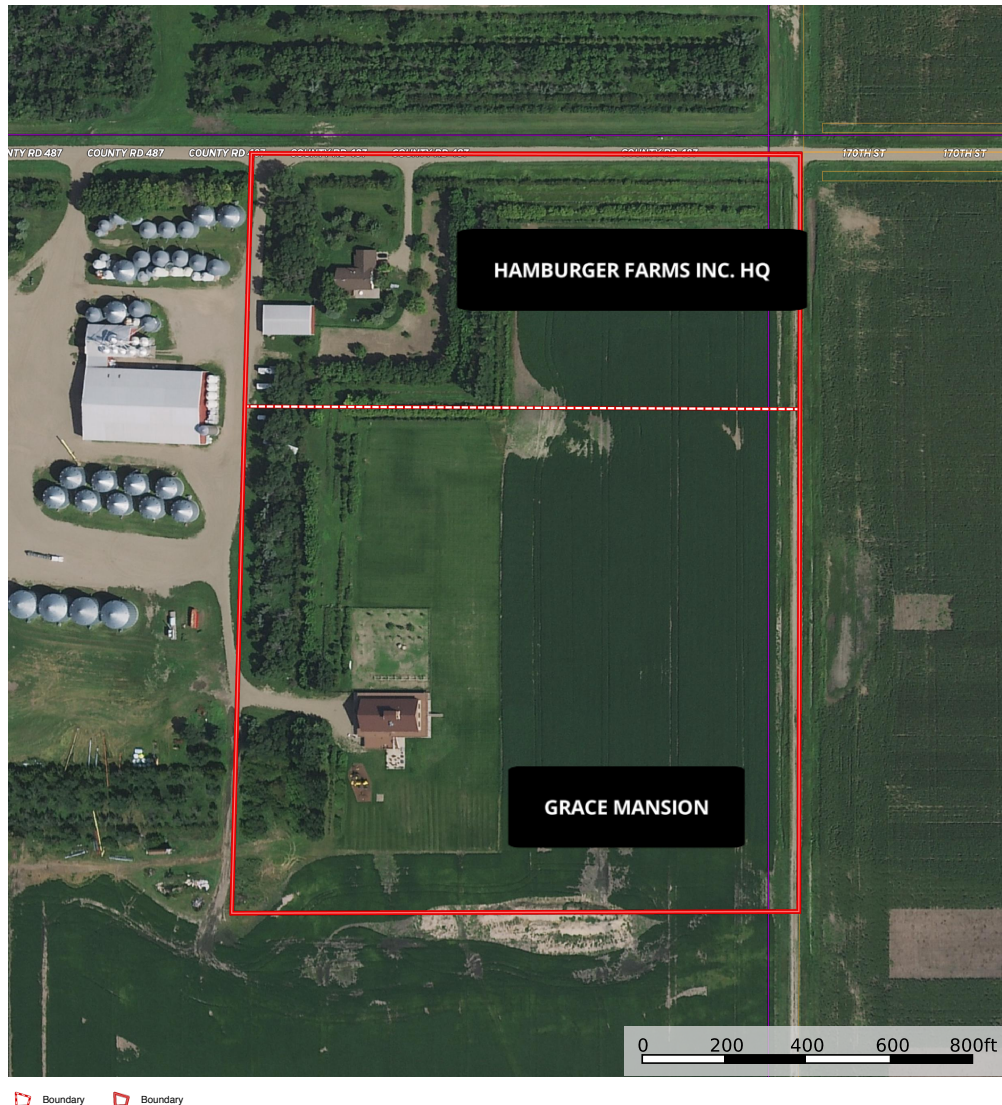






Grace Mansion & Hamburger Farms Inc. Headquarters- Aerial Map

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Grace Mansion & Hamburger Farms Inc. Headquarters- Plat Map

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STATE OF SOUTH DAKOTA } SS
Potter County
Filed for Record on 6/5/2020 at 8:19 AM
and Recorded in Book 7 of PLAT
on Page 307 - 307, Document # 137087
Filing Fee: \$60.00

By: *Diane J. Aas* Register of Deeds
Deputy

**PLAT OF LOTS 1 & 2,
Hamburger Addition to Potter County,**
located in the W1/2 NE1/4 NE1/4, Section 25, T117N, R73W, 5th P.M.,
Potter County, South Dakota.

REGISTER OF DEEDS
SEAL

Id	Bearing	Distance
L1	S 03°13'56" W	134.35'
L2	S 08°32'35" W	173.32'
L3	S 08°43'17" W	157.74'
L4	S 06°30'11" W	150.67'
L5	S 02°05'42" W	174.12'
L6	S 04°43'07" W	70.28'
L7	S 07°12'31" W	109.18'
L8	S 00°58'17" E	116.50'
L9	S 14°34'12" W	91.21'
L10	S 03°31'28" W	100.77'

REGISTERED LAND SURVEYOR
SEAL

Reference Documents:
Deeds
Original Plat and Notes

Legend:
● Rebar & Cap found
○ Rebar & Cap Set # 6840

Basis of Bearings: GPS SD North
NAD 83 Grid to Ground Factor =
1.00015030201

Date:
05-26-2020

Surveyed By:
DA

Drawn By: DA

Revisions:

Signature & Seal:
Diane J. Aas
REGISTERED LAND SURVEYOR
6840
Diane J. Aas
STATE OF SOUTH DAKOTA

I, Diane J. Aas, Registered Land Surveyor
#6840 in the State of South Dakota, Herby
certify that this survey was performed by me
and that the data shown is a true and correct
representation of the work performed.

Success Surveying LLC
716 12th St. W.
Mobridge, SD 57601
Telephone 605-845-3270
Fax: 605-845-5556

Legal Description

Hamburger Homes

Seneca, Potter County, SD

Prepared by: Hewitt Land Company, Inc.

TOWNSHIP 117N, RANGE 73 WEST of 5 th PM POTTER COUNTY, SD	ACRES
Sec. 25: Lot 2 Hamburger Addition, the East Half of the Northeast Quarter of the Northeast Quarter (E2NE4NE4) and the West Half of the Northeast Quarter of the Northeast Quarter (W2NE4NE4), Less and Except Lot 1, Hamburger Addition	<u>29.00</u>
Total	29.00

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

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

Tyson Hewitt: tyson@hewittlandcompany.com | (605) 206-0034

Dan Todd: dan@hewittlandcompany.com | (605) 280-9214

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