



## **Ireland Headquarters**

Box Elder, Pennington County, SD

118.29 +/- Acres | \$1,500,000





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## Executive Summary:

The Ireland Headquarters is a well-established property located on the edge of the ever sprawling urban development of Box Elder. The 118 +/- acre property has been built from the ground up from 1984 all the way up to present day, with subtle yet efficient improvements being made with great husbandry and care to the land. The 4 bed/3 bath home boasts 2,464 square feet on two levels and is in magnificent condition with updated flooring, solid oak finishings, custom cabinets, and more! With multiple livestock barns, shop and storage sheds, there is simply too much to list. All sitting on 118 acres of rolling grasslands and productive hay meadows.



### Location:

Property address: 22650 151st Avenue, Box Elder, SD 57719

The Ireland Headquarters is located three miles northeast of Box Elder, SD near Interstate 90 in Pennington County. The majority of the community commutes to Rapid City for commerce, which is 14 miles away. Pennington County is the second most populous county in South Dakota.

Directions from Rapid City: Follow I-90 E for nine miles to Liberty Blvd in Box Elder. Take exit 67A from I-90 E toward S Box Elder for 0.4 miles, then merge on to Liberty Blvd. and turn left onto Old U.S. 14 E. for 1.1 miles. Turn left onto 151st Ave and travel 0.5 miles, then turn right and travel 0.4 miles until you reach 22650 151st Ave.







### **Locale:**

Box Elder, home to Ellsworth Air Force Base, is a growing residential community for both military and civilian families. It is the 12th largest city in South Dakota with a population slightly over 10,000 people. It's also the third fastest-growing city in South Dakota.

The area boasts a mild climate, with a winter average high of 28°F and a summer average high of 84.7°F.

The Black Hills area offers 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, averaging 4 million+ visitors annually.

Rapid City is the second largest city in South Dakota and offers all types of shopping, fine and casual dining, medical facilities and industry. Regional flight service is available just 5 miles from Box Elder at the Rapid City Regional Airport.

In the nearby Black Hills area, countless recreational activities are available, including Mount Rushmore, Rushmore Cave, Custer State Park, natural hot springs, abundant wildlife in the Black Hills, fossil hunting, and rich history of the Native American Sioux Tribe.

Ranked #1 by Forbes as the best state for business costs in 2019 and #1 by CNBC in 2021 for business friendliness, (<https://sdgoed.com/build-your-business/>) , SD is a business-friendly environment that encourages a secure economy, room to innovate and a reliable workforce.





## Improvements:

### House

- 1232sq.ft. main floor built in early 80's
- All finishes are solid oak
- Baseboard heat
- Custom Cabinets
- Flooring is Oak with tile in the Kitchen
- Main floor master has cedar lined his/hers closets and includes bathroom with tile shower
- Guest room, a bathroom right off the main living room and a washroom with sink and washer and dryer are also on the main floor
- Basement includes 2 guest rooms, a full bathroom and an office
- Utility Room includes new electric hot water heater and water softener
- 2 yr. old Propane fired boiler

### Outbuildings

- Shop 34x64
- Big Barn 28x64
- Open-Faced Shed 12x48
- Open Faced Shed 12x64
- Cold Storage Shop 40x48
- Knit Shed
- Garage/wood shop 26x40

**Water:**

- (2) 50' wells
- Box Elder water to house and some tanks to livestock
- Private waterline with Box Elder water to 4 users

**Utilities:**

Electric service is provided by West River Electric Association, Inc.

**Operation:**

The operation has been used primarily as a residence/HQ and for hay production (55 acres). Additional income is generated by three billboards on the property, which generate \$400/yr, \$700/yr, \$700/yr, and an additional \$500 to access another sign.

**Taxes:**

2021 taxes payable in 2022 are \$3,506.90

**Price:**

The Ireland Headquarters property is being offered for private treaty sale at \$1,500,000 USD.



Information obtained from sources deemed to be reliable, however is not guaranteed by the Sellers or Hewitt Land Company. Fences do not all follow the property boundaries.

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

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

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



# Legal Description

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**Box Elder, Pennington County, SD**

**Exhibit A**

Prepared by: Hewitt Land Company, Inc.

Pennington County, South Dakota:

Township 2 North Range 9 East, BHM, Pennington County, SD

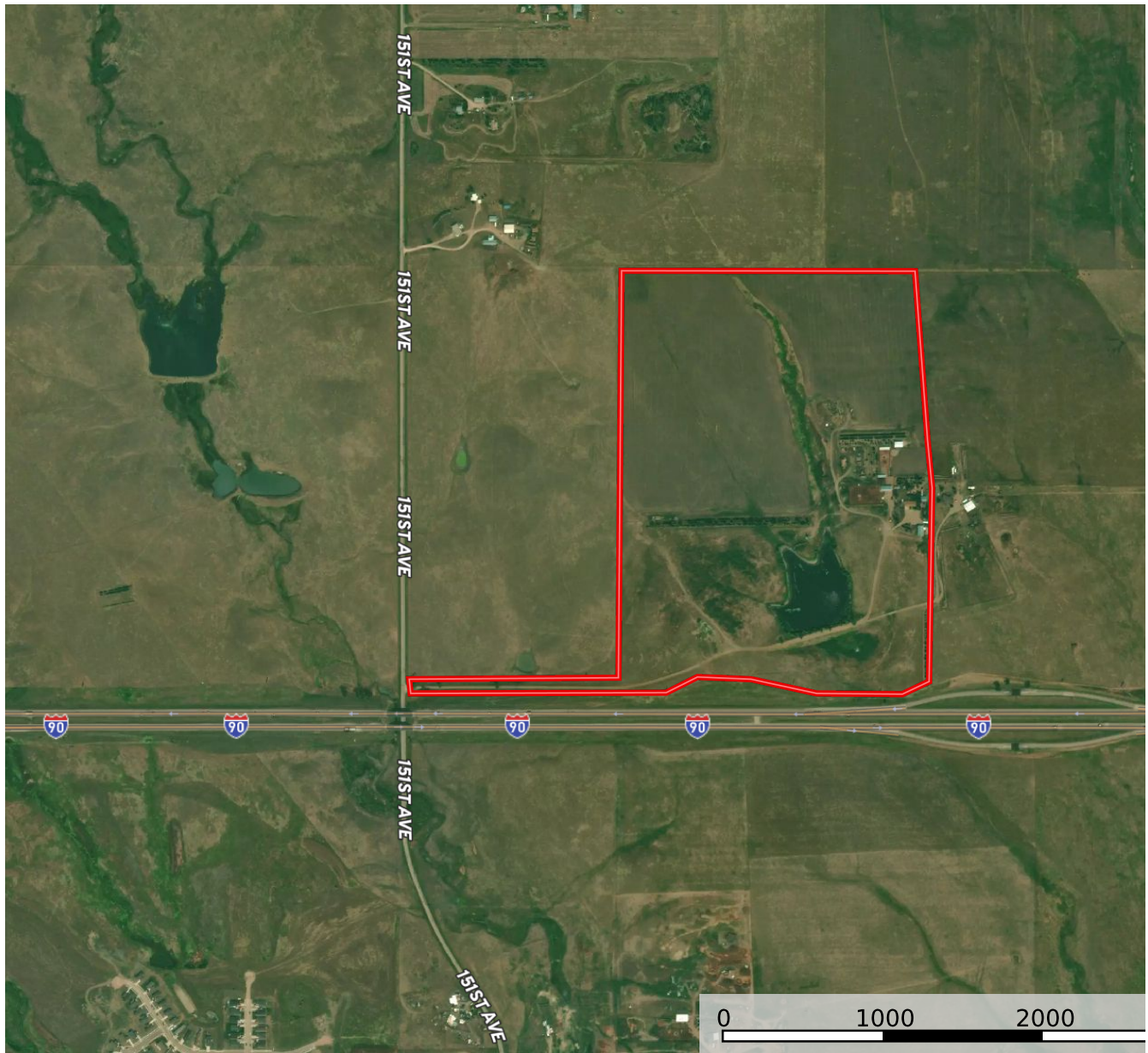
Section 22; Tract 1 of the Gebhardt-Ireland Subdivision





# Ireland Headquarters

Aerial Map





















## 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