



## **Riverfront Place**

Pierre, Hughes County, SD

17 +/- Acres | \$790,000





## Riverfront Place

Pierre, Hughes County, SD

17 +/- Acres | \$790,000



### Executive Summary:

WOW – is the best word to describe this approximate 1,000 foot of beautiful pristine Missouri River shoreline. Yes, actual shoreline and more. The property line actually stretches out into the river providing private access to the Missouri River for a full array of recreational opportunities and plenty of places to build near the water or up higher for a broader panoramic view of the beauty of the river and surrounding countryside. We doubt you can find anything that compares to this one-of-a-kind property of approximately 17 amazing riverfront acres so private and quiet you'll believe you are in the country but actually within the city limits of Pierre, South Dakota with full availability to all needed utilities and services.





### **Location:**

The Riverfront Place property is located in Hughes County, SD along the shoreline of the Missouri River below the Oahe Dam and on the Northwestern outskirts of Pierre, SD.





### **Locale:**

Pierre is the home of South Dakota's State Capitol, is the center of South Dakota government, is the area leader in business and finance influenced significantly by the area's agricultural industry, and is the medical services and shopping center for a large part of central South Dakota. Pierre provides excellent educational opportunities, has an active YMCA, and offers a large variety of entertainment, hunting, fishing, golf and many other outdoor recreational activities.

Pierre is located in the heart of South Dakota, on the Missouri River, just a few miles from the geographical center of North America. It is just two hours from the Badlands and four from Mount Rushmore – and an easy air connection from anywhere in the world.

The area is rich in cultural heritage and its history tells of how early explorers, settlers and traders were drawn to its central location on the Missouri River. Fur trading was established in the late 1700's and by 1830, nearby Fort Pierre was a bustling trade center and steamboat stop. In 1855 the first military fort in the northwest was established and by the time of the Black Hills Gold Rush, the area was the major transportation and distribution hub in the territory.

Outdoor recreational opportunities abound, with year-round fishing and hunting, easy access to Lake Oahe, Oahe Dam, and Lake Sharpe, as well as golf complexes, rodeos, and more.





### **Locale, Continued:**

The area serves as an agricultural hub for the region, and is home to the farming and ranching mainstays, Ft. Pierre Livestock Auction and Dakota Mill and Grain. The business community offers a broad variety of amenities, as well as healthcare, banking, automotive, veterinary, tourism and hospitality industries. Local schools, churches and non-profit organizations provide a strong community network.

The Pierre Regional Airport provides air service for the surrounding area.

### **Utilities and Service:**

Water, electric, sewer, street maintenance, along with police and fire services all provided by the City of Pierre.

### **Access:**

Access is via culdesac on Riverside Drive, Pierre, South Dakota.

### **Zoning:**

Multiple family and agricultural.

**Taxes:**

2021 taxes payable in 2022 are \$400.48.

**Price:**

The Riverfront Place property is being offered for private treaty sale at a reduced price of \$790,000 USD.

**Broker Comments:**

Riverfront property with truly shoreline of the Missouri River of this private spendor cannot be found for sale in any other location. Top that off with the services, utilities and conveniences available by being in and so close to the largest city in central South Dakota makes this a must-buy property.



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:**

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

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

# Legal Description

--

**Pierre, Hughes County, SD**

## **Exhibit A**

Prepared by: Hewitt Land Company, Inc.

Lot 4 of the Replat of Thompson's Homestead Subdivision in Sections 29 and 30, T111N, R79W of the 5th PM, City of Pierre, Hughes County, SD, aka parcels 12651 & 12653;

Pierre Acreages & Outlots in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$  in Section 29, T111N, R79W of the 5th PM less Thompson's Homestead Subdivision, aka parcel 9809; and

N $\frac{1}{2}$ SW $\frac{1}{4}$  less Riverplace & Riverplace 2nd Addition & less Country Dr Estates & less NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$  & less N $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$  & less N $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$  & less Thompson's Homestead Subdivision Section 29, T111N, R79W of 5th PM, City of Pierre, Hughes County, SD, aka parcel 10763; consisting of approximately 17 acres.







# Riverfront Place

Aerial Map



Pens



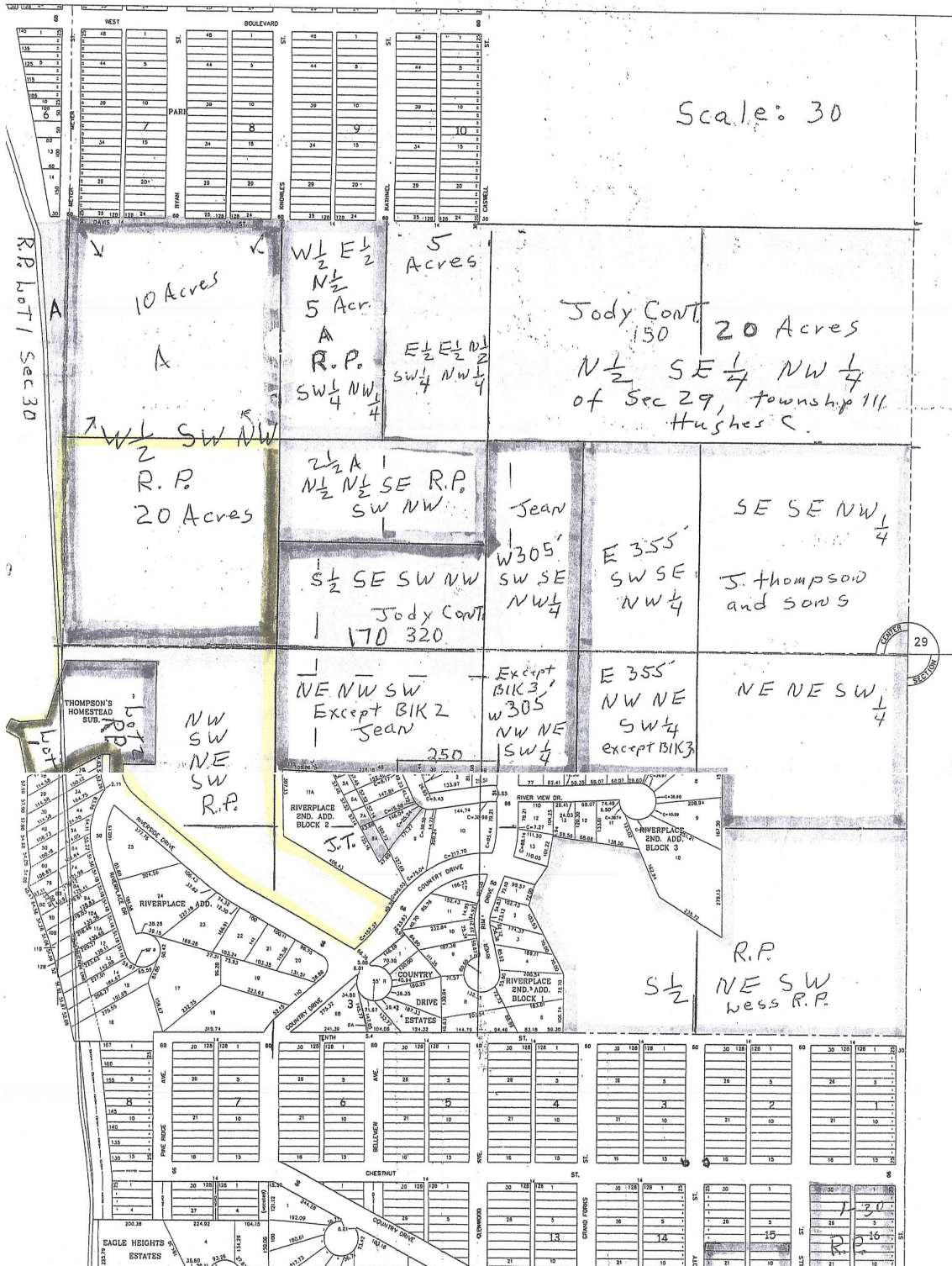
Boundary





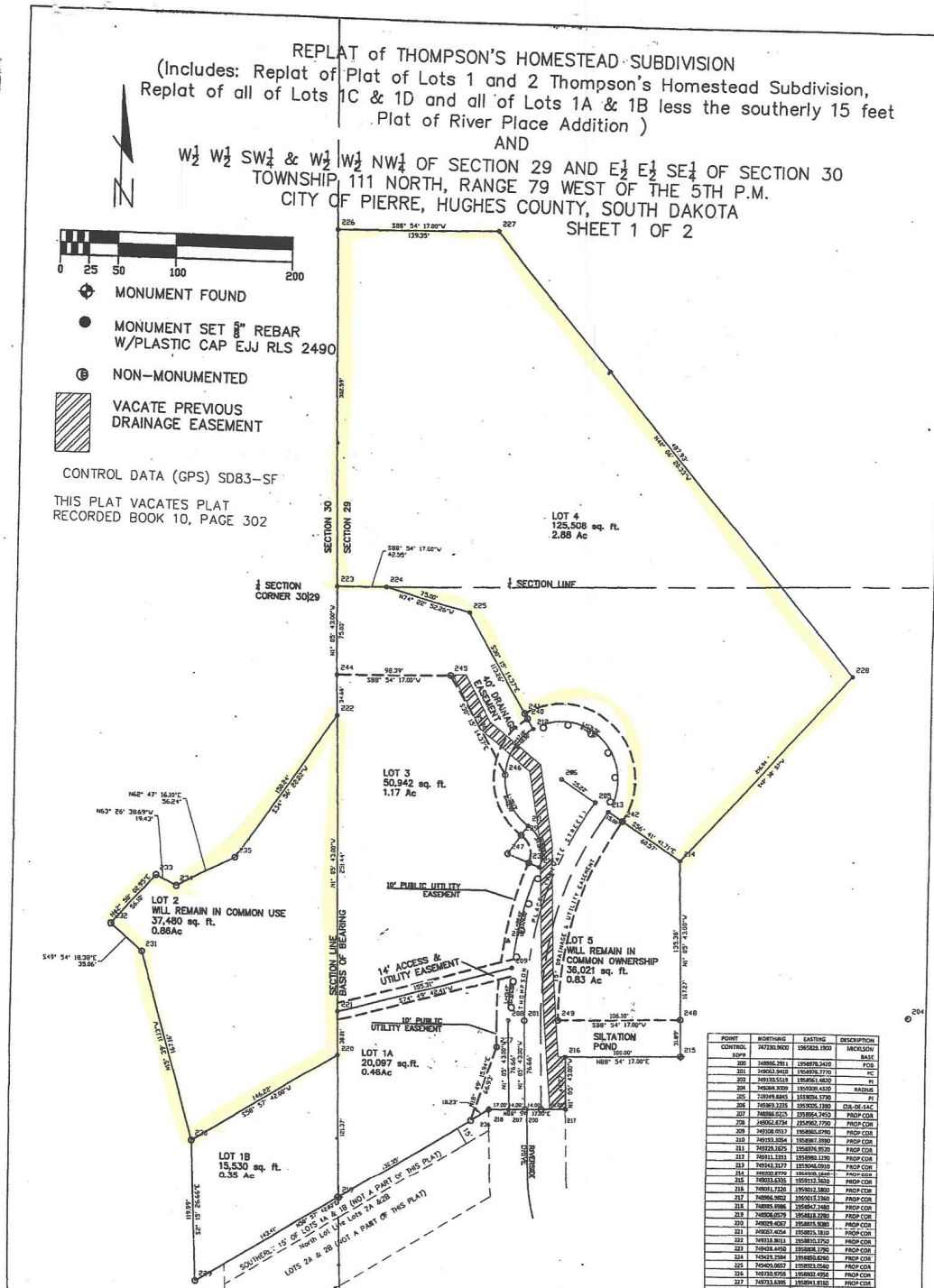
# Riverfront Place

## General Plat Map

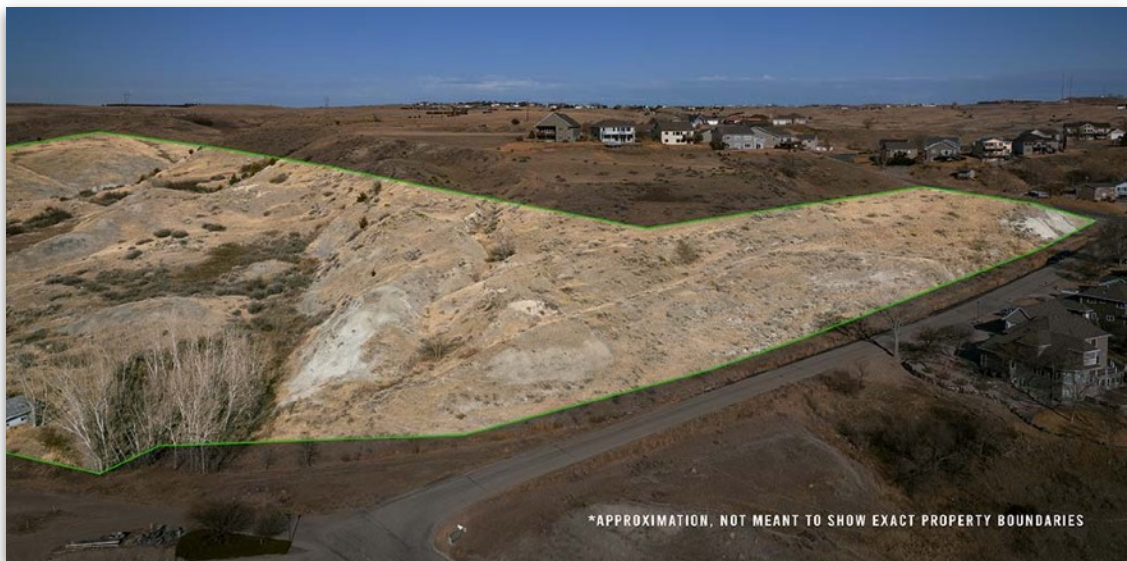


# Riverfront Place

## Replatted 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