



## Rolling T Farmland

Newell, SD

80 +/- Acres | \$240,000





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Newell, Butte County, SD

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## Executive Summary:

The Rolling T Farmland is an 80-acre offering that could also be offered in 40 acre parcels. Virtually all of the acres are tillable excluding a portion of irrigation ditches running through the property. The property utilizes 32.6 irrigated acres by way of the Belle Fourche Irrigation district. This is an opportunity to purchase dual use property, with tremendous access and a premier location, continue ag feed production or utilize the property for a homesite that affords you room to breathe while yet enjoying the comforts and conveniences of being within walking distance to the town of Newell. Also bordering the property on the west side is the Newell golf course, a wonderful 9 hole, 36 par course built and maintained since 1968.

The Rolling T Farmland is readily available and reasonably priced for your consideration at \$240,000 for the total 80 acres or just \$120,000 for 40 acres!



**Location:**

The property is located 0.5 miles west of Newell, SD on Orman Rd.





### **Locale:**

The area surrounding the Rolling T Farmland is predominately an agricultural community comprised of fertile farmland and productive grassland. Rich in history, Butte County was established in 1883, when still part of the Dakota Territory. The area's population began to grow after gold was discovered in the Black Hills by Custer's expedition in 1874, and the homesteading gradually increased after the 1890s.

The town of Newell, home to around 650 residents, hosts all the services needed and expected in a small town, such as K-12 school, grocery, banking, farm-ranch supply store, gas-convenience stores, restaurants, churches, etc. Regional services such as medical, commercial airline services, financial and legal, retail shopping, entertainment and higher education opportunity are all available in the surrounding communities of Rapid City, Spearfish and Sturgis.

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, 50 miles south, 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 at the Rapid City Regional Airport.

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



### **Operation:**

The property includes roughly 70+/- acres tillable with 32.6 being irrigable acres, featuring mnostly class 4 soils.





### **Utilities:**

Butte/Meade Rural water supplies the water to the property, and electricity is provided via Butte Electric Cooperative.

### **Access:**

¼ mile west of Newell city limits on Orman Road.



**Taxes:**

The estimated taxes for the Rolling T Farmland property are approximately \$540.29.

**Price:**

The Rolling T Farmland is being offered for private treaty sale at \$240,000 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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**Newell, Butte County, South Dakota**

## **Exhibit A**

Prepared by: Hewitt Land Company, Inc.

Butte County, South Dakota:

Township 9 North Range 6 East, BHM, Butte County, SD

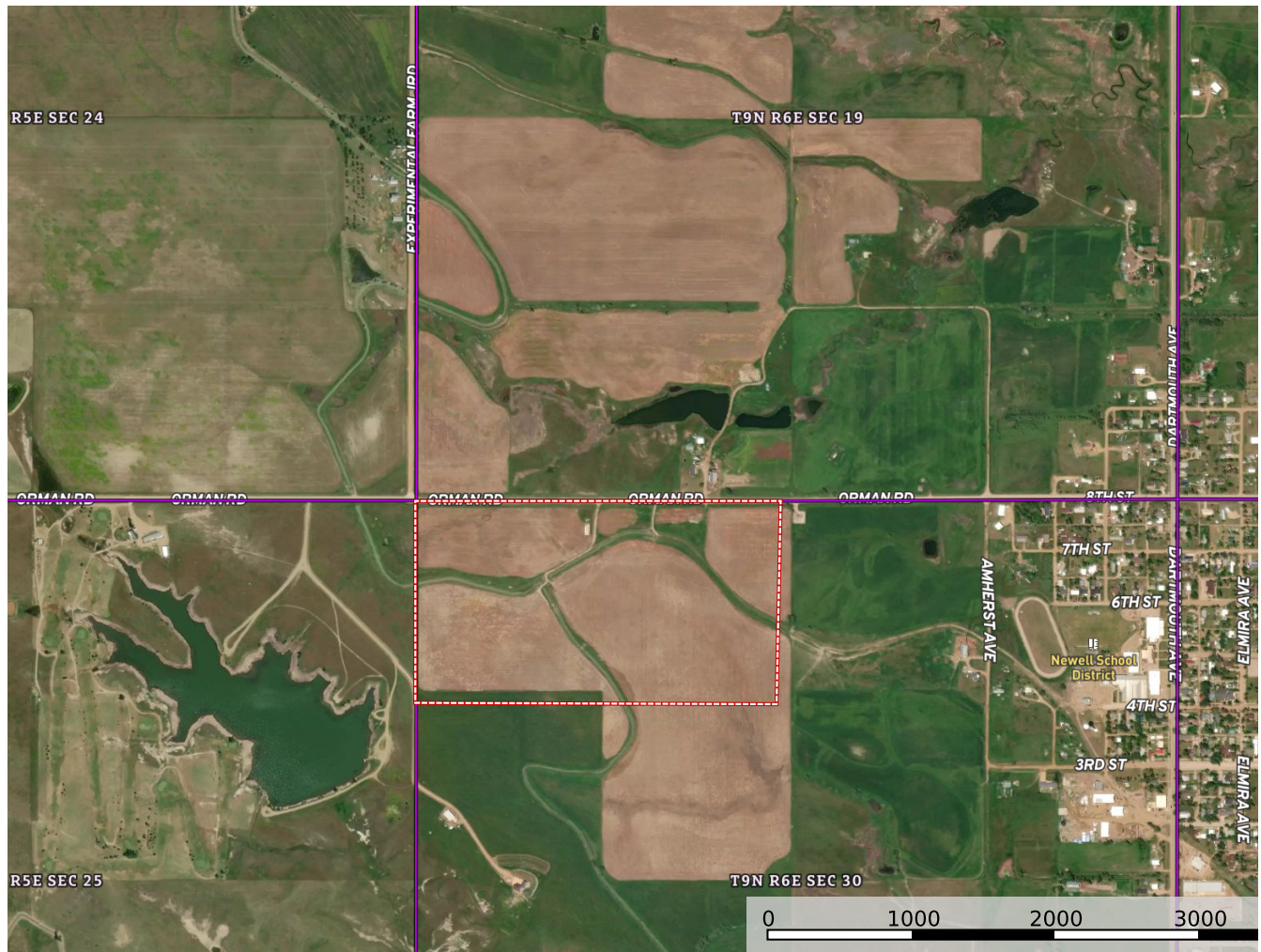
Section 30; NE4NE4, NW4NE4





# Rolling T Farmland

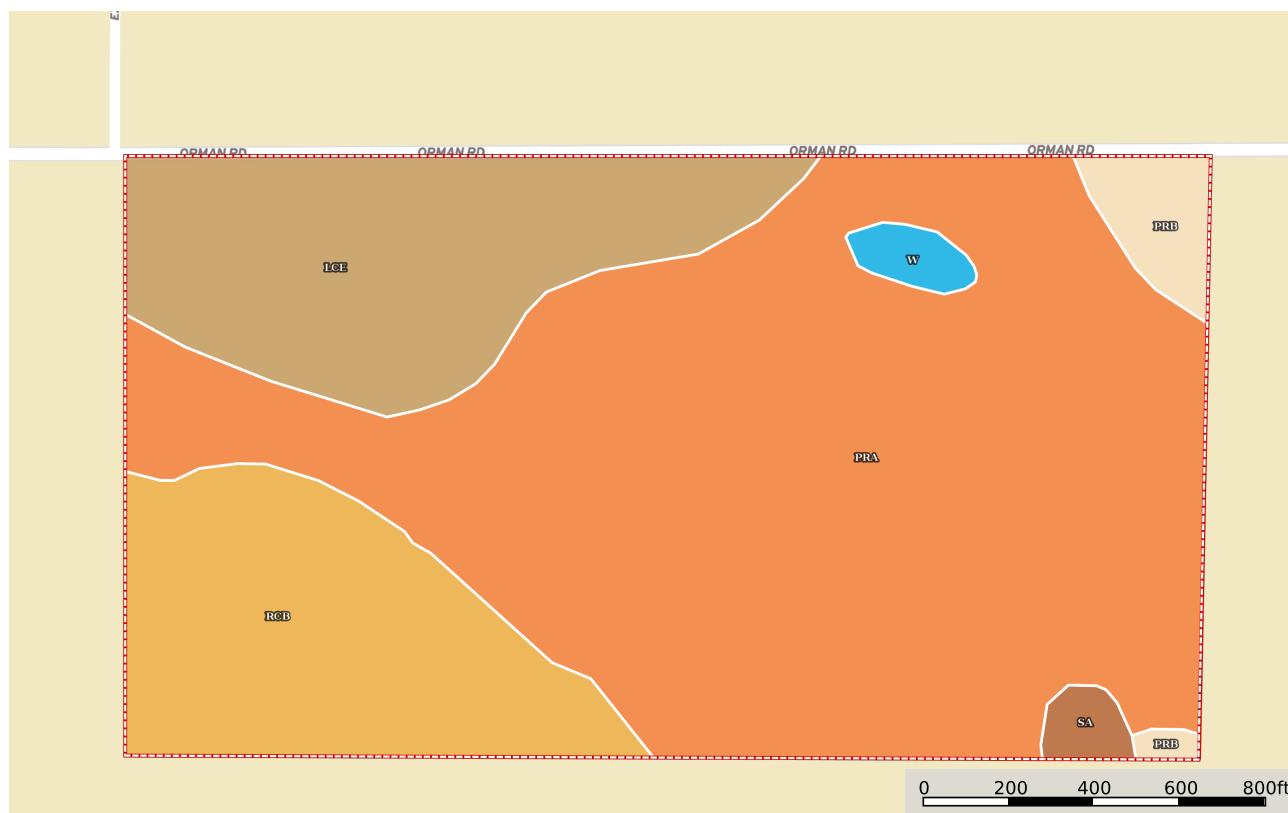
Aerial Map





# Rolling T Farmland

## Soils Map



Boundary

Boundary 81.19 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PrA	Pierre clay, 0 to 2 percent slopes	49.96	61.53	57	17	4s
LcE	Lismas clay, 10 to 40 percent slopes	14.45	17.8	9	3	7e
RcB	Razor silty clay loam, 2 to 6 percent slopes	13.27	16.34	58	23	4e
PrB	Pierre clay, 2 to 6 percent slopes	2.03	2.5	30	17	4e
W	Water	0.77	0.95	0	-	8
Sa	Sage-Slickspots complex, 0 to 15 percent slopes	0.71	0.87	5	0	7s
TOTALS		81.19(*)	100%	46.95	15.18	4.6

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





## 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