



ODENBACH BAY RANCH

Fairfax, SD

910 +/- Acres

~~\$3,529,500~~ **\$3,399,000**





Odenbach Bay Ranch
Fairfax, Gregory County, SD
910 +/- Acres | \$3,399,000



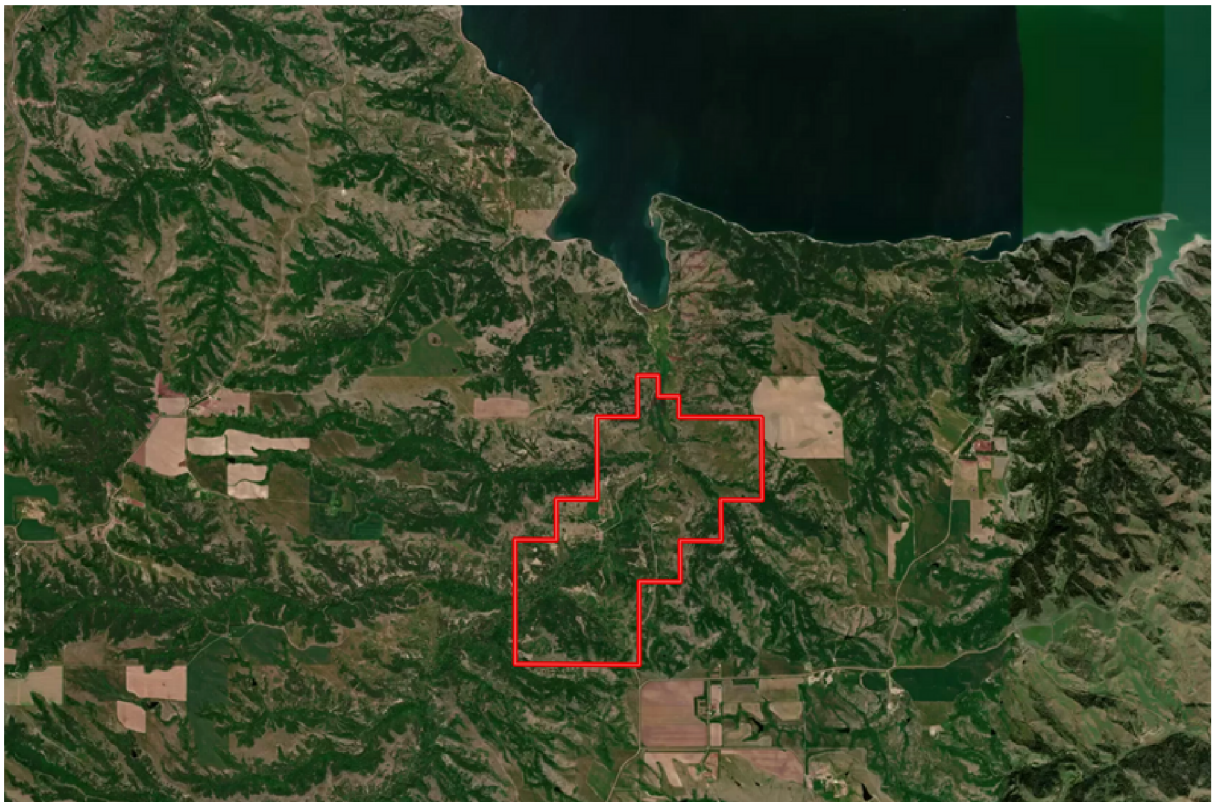
Executive Summary:

The Odenbach Bay Ranch is situated in a pristine setting where the Missouri River breaks meet with steep ravines and wide-backed ridges covered in a mix of deciduous and cedar trees. The ranch is located approximately 6 miles north of Fairfax, SD. With direct access to the river via Odenbach Bay, year-round hunting opportunities, and the ability to operate as a viable cattle operation, an offering like the Odenbach Bay Ranch is a rare find for the cattle man or avid outdoorsman alike.



Location:

From the ranch gate it is just 6 miles to Fairfax, SD | 8 miles to Bonesteel, SD | 39 miles to Platte, SD | and 55 miles to Winner, and 150 miles to Sioux Falls, SD.





Locale:

Locally, the town of Bonesteel boasts an elementary school, post office, medical clinic and community club, grocery store, two restaurants, a coffee shop, daycare and assisted living center among other locally owned businesses. Being within an hour to Winner or Platte South Dakota as well as O'Neill Nebraska provides a number of options for shopping among other amenities. Bonesteel offers a private airport with the Joe Foss Field Airport only 150 miles away in Sioux Falls.

The Missouri River passes along and east of the Odenbach Bay Ranch which provides ample opportunity for major league fishing, skiing, and boating. Several lakes sprinkle the area for more fishing opportunities as well as water sports such as kayaking, paddleboarding and canoeing. This area is a hunter's paradise! Big game animals include antelope, whitetail and mule deer with a plethora of game birds such as pheasant, duck, geese and turkey just to name a few.



Acreage: The property consists of 910 +/- Acres and is being offered in its entirety. The ranch is currently utilized as a working cattle ranch, but has a remarkable wild game element that places the Odenbach Bay Ranch next to any world class hunting property in South Dakota.

Water: Water on the ranch is plentiful. North Scalp Creek runs through most of the ranch and is a live water creek fed by springs it picks up as it meanders toward the Missouri River and drops into the Bay. Domestic water is provided by the Tripp County Rural Water system.

Wildlife: Monster white-tailed deer, turkey, grouse, water fowl, and a variety of fur bearing animals frequent the property.



Improvements: The ranch improvements include a newer modular 2 bed 2 bath home located in the center of the property, along with modest outbuildings and corrals.

Taxes: The 2022 taxes for the Odenbach Bay Ranch are \$3,467.53

Price: The Odenbach Bay Ranch is being offered in its entirety for \$3,399,000

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 | (605) 490-7952
Tyson Hewitt: tyson@hewittlandcompany.com | (605) 206-0034

Odenbach Bay Ranch Legal Description

Township 96 North, Range 68 West, 5th PM, Gregory County, South Dakota

Section 14: 30.0 Acres

W1/2SW1/4SW1/4; SE1/4SW1/4SW1/4

Section 22: 280.0 Acres

E1/2NE1/4; SE1/4; SE1/4SW1/4

Section 23: 360.0 Acres

W1/2NE1/4; NW1/4; NE1/4SW1/4; W1/2SW1/4

Section 27: 240.0 Acres

NE1/4; E1/2NW1/4

The property consists of 910 +/- Acres



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