



HIGHMARK ESTATE

Piedmont, SD

40 +/- Acres

~~\$1,869,000~~ **\$1,485,000**





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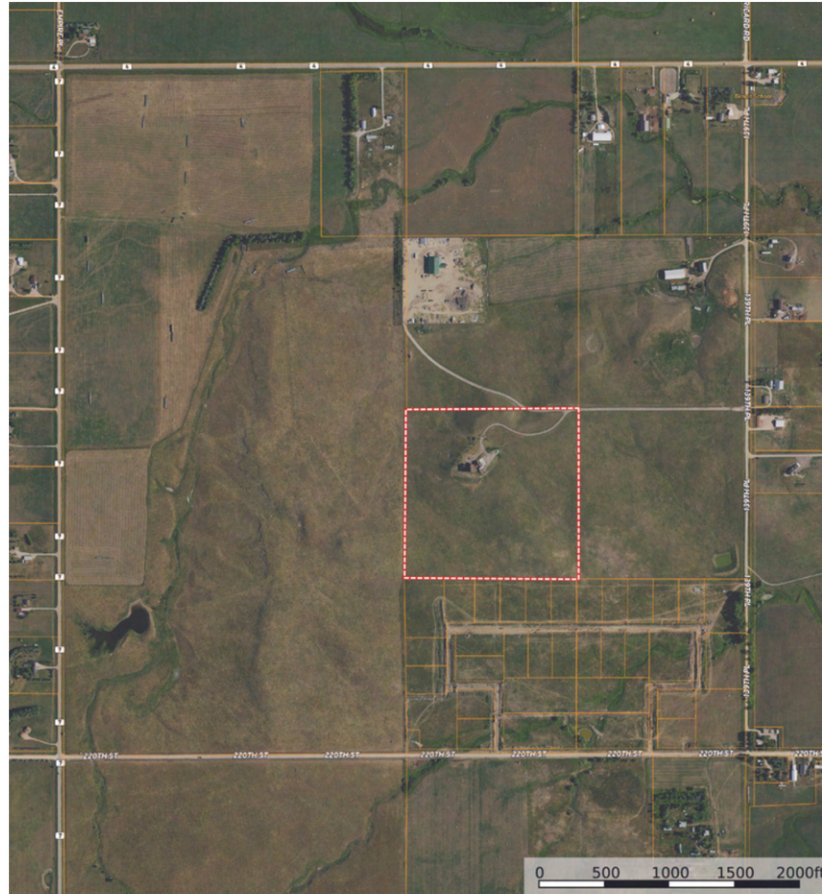


Executive Summary:

Experience the perfect blend of luxury and rustic charm at the Highmark Estate - executive country living at its finest. Just minutes from Rapid City, this sprawling 40-acre property boasts remarkable custom details and expansive spaces for all your gatherings. Highlights of the property include soaring ceilings with timber beam and iron accents, a spacious open-concept kitchen with rich mahogany and granite finishes, two grand stone fireplaces (one upstairs and one downstairs), a beautifully crafted bar for entertaining, and a meticulously designed stone patio off the lower level. With seven bedrooms, eight bathrooms, and ample office space, the Highmark Estate offers the ultimate retreat for family, business, and recreation.



AERIAL LOCATION MAP FOR HIGHMARK ESTATE



Location:

14665 139th Pl. Piedmont, SD 57769 | Meade County

Directions:

From Piedmont: Drive East on MC-4/Elk Creek Road 5.7 miles, South on 139th 0.5 miles, enter driveway to the West.

**Locale:**

The scenic Piedmont Valley stretches 25 miles between Rapid City and Sturgis. The towns of Piedmont, Summerset and Black Hawk are along the route, with Interstate 90 running through the Valley and the Black Hills National forest to the west. Rich in history, the town of Piedmont dates back to 1890, with approximately 1,000 people residing in the immediate area. The town supports numerous small businesses in tourism, transportation, and construction. Piedmont boasts a highly rated Elementary School, and a newly-built Meade County middle school is just a few miles away. The area provides several churches and a vibrant community life.

Tourism abounds as the area is nestled in the Northern Black Hills region. Deadwood, SD is just 27 miles away, and Spearfish, SD just 33 miles away. Local resorts and campgrounds cater to vacationers, turkey hunters and outdoorsmen. Natural history attractions are nearby, as the property lies only 2 miles from the Black Hills Petrified Forest and the geology-rich Little Elk Creek Canyon, and just over 5 miles from the Wonderland Cave.

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 30 minutes away at the Rapid City Regional Airport. The greater Black Hills region is a treasure-trove of not only natural beauty, but tourism as well, averaging 4 million visitors annually. 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-yourbusiness/>), SD is a business-friendly environment that encourages a secure economy, room to innovate, and a reliable workforce.



Home Details:

Total square feet of living space: 8,986

7 bedrooms / 8 baths / 1 office

Main Floor: Total square feet 3,829

Foyer/Living area: As you enter the house, you'll be welcomed by high timber beam ceilings with black iron accents. The design style extends to the support beams on the main floor and the stairwell leading to the upper level. The foyer area is open to the living area with a coat closet and tile entry. The living room features a gas fireplace with a stone façade and floor-to-ceiling windows.

Kitchen: The open concept kitchen is equipped with stainless steel appliances, including a large double door refrigerator, dishwasher, microwave, and gas stove on the island. Mahogany finish cabinets and granite countertops complete the elevated ranch style kitchen design. Additional features include:

- 2 islands
- Double oven
- Commercial fridge/freezer
- Gas 6-burner range
- Garbage disposal
- Mahogany cabinets with soft close doors and drawers
- Large walk-in pantry with motion sensor light
- Walkout door to back deck



View from living room looking to dining and kitchen area

Dining area: Open to the kitchen and living area, the dining area provides ample space for entertaining and is designed with a relaxed feel.

Entry from garage: The mudroom entry from the garage offers convenient space for taking off dirty boots and quick access to a clothes washer and bathroom. Additional features include:

- Washer/dryer
- Garden sink with countertop and cabinetry
- Bench with storage and coat rack

Master bedroom: The main floor master bedroom is conveniently located off the living room and includes the following features:

- Double-sided gas fireplace with the living room
- Laundry closet with washer/dryer hookups
- Large walk-in closet with his/hers shelving and hanging racks
- Ensuite with a freestanding tub, individual sinks and mirrors, large tiled shower with 3 showerheads, and a separate toilet with a door
- Linen closet
- Walkout door to deck

Additional main floor rooms: There is also a main floor bedroom with a full bath, another bedroom with hallway bathroom access, and office space.



View from kitchen looking to living area



Front entry/foyer area



Back deck and lower level patio



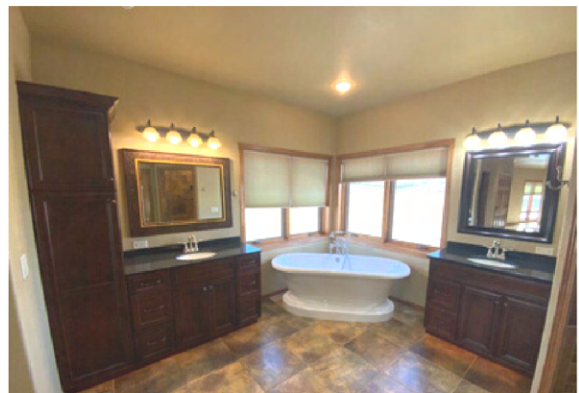
Front staircase to upper level



Looking to upper level from living area



Master suite with fireplace



Soaking tub and vanities in Master bathroom



Top left: Front of bar area
Bottom left: Interior of bar
Bottom right: Stone freestanding fireplace adjacent to bar area



Lower Level: Total square feet 3,829

The lower level welcomes you with a large free-standing stone fireplace in the spacious recreational room. There is also a fully functional bar area custom built to accentuate the rugged sophistication of the home design. The lower-level space features beautifully stained concrete floors, and there is access from this space to the gorgeous stone patio with a built-in grill. Additional lower-level features include:

- Full bar with walk-in cooler
- Open stone gas fireplace
- ½ bath with bidet and urinal
- Walkout door to patio
- Large utility room with ice machine, water softeners, heated floor controls, etc.
- Laundry room with washer/dryer hookups, shelving, hanging racks, garden sink, and full bathroom
- Small bedroom across from laundry room
- Separate entrance from garage
- Bedroom with large closet and ensuite
- Theater room with projector, projector screen, and set of 6 reclining chairs



Lower level patio with built in grill area



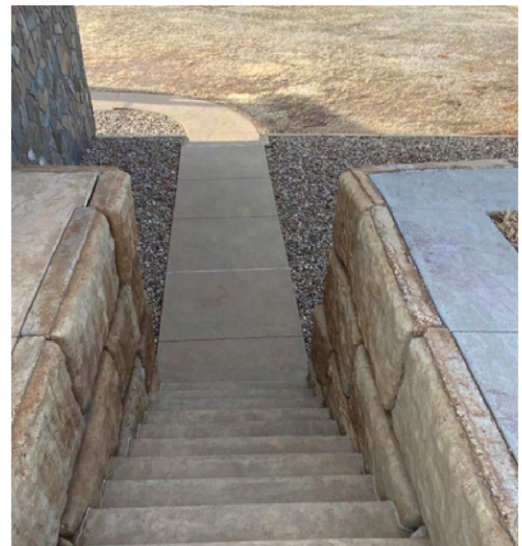
Lower level home theatre room



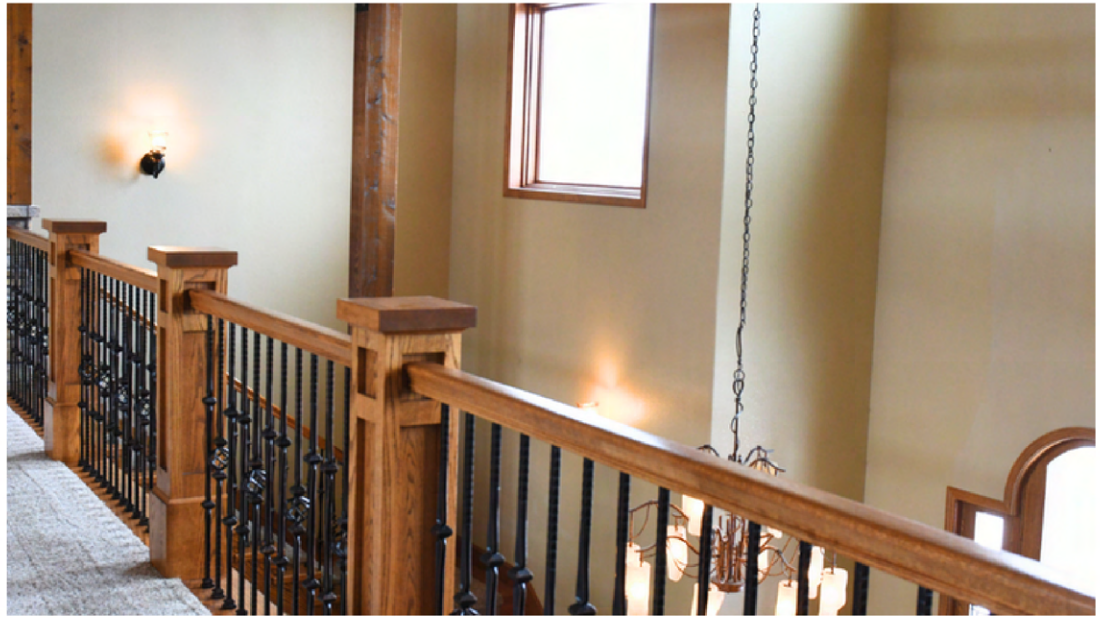
Lower level home theatre room



Outside area of home



Exterior stone stairwell from front
of house to back



Upper Level: Total square feet 1,328
Two separate bedrooms each with walk-in closets and full bathrooms

Lower-Level Patio:

- Open Gas Fireplace
- Natural Gas Grill
- Wood Plank Ceiling



Deck:

- Natural Gas Hookup
- Wood Plank Ceiling

Garage:

- 4 Stall garage
- Stairs to main floor and to basement
- Walkout door to back of house



*Speaker system throughout the entire house, deck, and patio



Garage interior



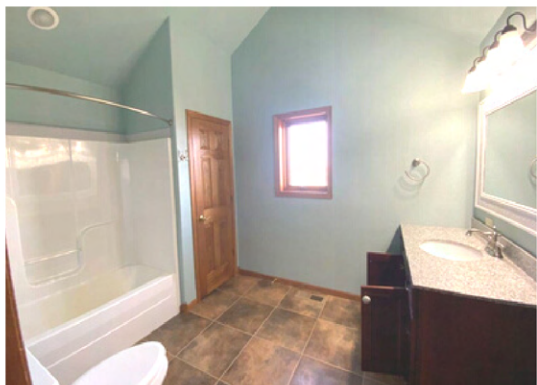
Garage exterior



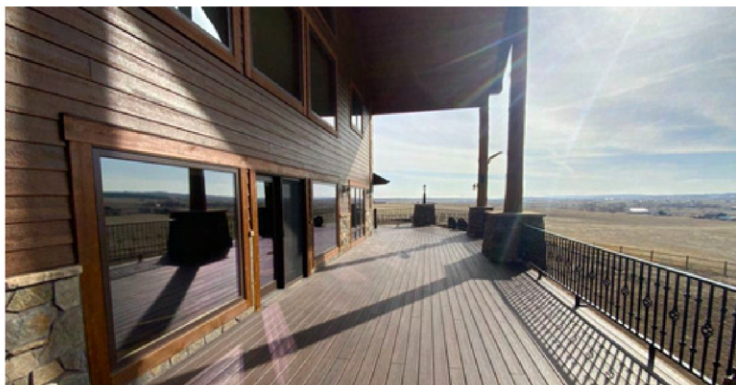
Upper level bedroom



Lower level bedroom



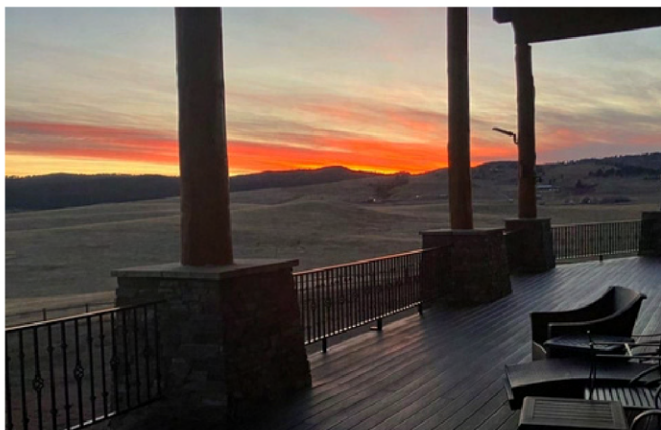
Upper level bathroom



Main level deck



Exterior of home



Main level deck



Improvements: The property has been improved with a 8,986 square feet home, 4 stall garage and well house.

Water: The property has a private well with approximately 600' well depth. Water system is equipped with a standby Generac generator.

Utilities: West River Electric & Montana Dakota Gas

Wildlife: Deer, antelope, grouse, and prairie dog are abundant in this location.

Topography: The property is comprised of gently rolling hills.

Taxes: The 2022 real estate taxes on the property were \$14,564.84

Price: The Highmark Estate is priced to sell in its entirety at \$1,485,000

Information obtained from sources deemed to be reliable, however is not guaranteed by the Sellers or Hewitt Land Company.

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

Highmark Estate Legal Description

Piedmont, Meade County, SD

Township 3 North, Range 7 East, Meade County, South Dakota

Acres

Section 16: NWSE 40

Total 40

The property consists of 40 +/- 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