



Biers Ranchette

Sturgis, SD

9.359 +/- Acres

\$769,000



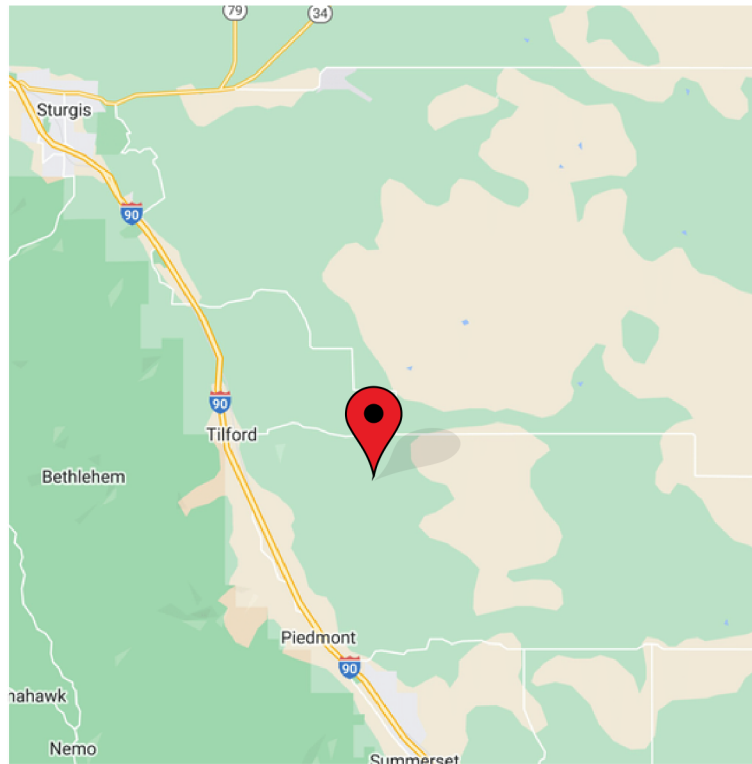


Biers Ranchette
Sturgis, Meade County, SD
9.3590 +/- Acres | \$769,000



Executive Summary:

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Location: Sturgis, 21496 Morris Creek Pl, Sturgis, SD 57785

Property Directions: From I90 Exit 40 (Tilford Exit), East on Tilford Rd 4 mi., South on Morris Creek Pl 1 mi. to Driveway – (property on the right).





Locale:

The town of Sturgis, home to around 7,000 residents, is located on I-90 at Exits 30 and 32 in the Northern Black Hills. As the Meade county seat, the town represents a vibrant community, with a thriving agriculture-based local economy, expanding residential sector, and increasing commercial opportunities.

Founded in 1878, the town is named after Civil War general Samuel D. Sturgis and has a rich history. Fort Meade, a 19th-century military outpost, and the Old Fort Meade Museum are just east of Sturgis. To the south, Black Hills National Forest has rugged mountains, canyons and trails.

Area attractions include the Sturgis Motorcycle Rally, Black Hills National Cemetery, Bear Butte State Park, Fort Meade Cavalry Museum, Sturgis Motorcycle Museum & Hall of Fame and Wonderland Cave. Enjoy the local public golf course and scenic drives through Vanocker Canyon or Boulder Canyon.





Locale continued:

Rapid City is located 20 miles south of the property, and offers all types of shopping, fine and casual dining, medical facilities and industry, and abundant employment opportunities. Regional flight service is available at the Rapid City Regional Airport.

The Black Hills area offers an inviting mix of recreational and cultural experiences 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. 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.





Wildlife: Deer, Turkeys and upland birds frequent the area and Coyotes will be heard more than seen.

Topography: The property is situated in the Morris Creek valley and is comprised of rolling hills and meadow.

Soils: The soils in the meadow areas are fertile silt loams of 80-82 CPI while the hill areas are Pierre – Fairburn complex sand/gravel.

Access: The property is accessed by County and private gravel roads. The property is situated just five miles off Interstate 90





Improvements: Improvements include a recently updated 2,600 sqft (4bd-2ba) single family home with tuck under garage, great room, fireplace, new decks and open-faced livestock/horse barn.

Utilities: Power is located on the property serviced by West River Electric Co.

Water: Domestic water is provided by a private well located near the property. The well will be shared by two adjoining properties with plenty of production to serve the properties. A well share agreement has been drafted and is available for review.





Acreage: 9.359

Covenants: Light covenants will be placed on the property. A copy is available upon request.

Operation: The property may accommodate horses, pets, chickens, large garden and plenty of space.

Taxes: The 2022 taxes for this property were \$2,112.20.

Price: The Biers Ranchette property is offered at \$769,000.

Legal Description:

Township 4 North, Range 6 East, BHM Meade County, SD
Section 25: Lot 2; (located in the NW1/4)

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:

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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