



Centennial Valley Ranch

Whitewood, SD

120 +/- Acres

\$4,800,000





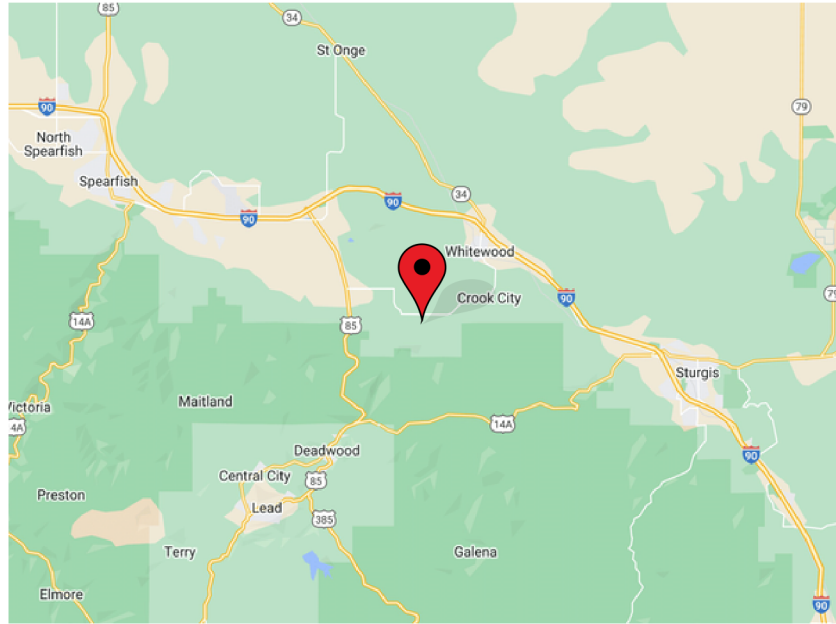
Centennial Valley Ranch
Whitewood, Lawrence County, SD
120 +/- Acres | \$4,800,000



Executive Summary:

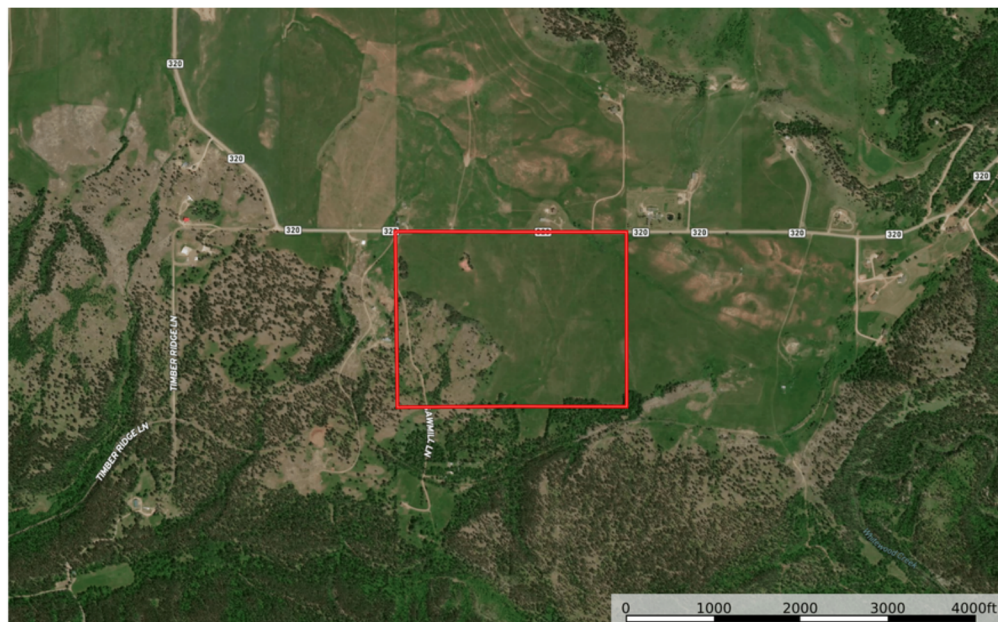
The Centennial Valley Ranch property is without question some of the most picturesque and pristine real estate in the highly acclaimed Centennial Valley located in Western South Dakota.

In an area of highly sought after Black Hills property with size and access, the Centennial Valley Ranch is perfectly situated to become a legacy ranch holding to be enjoyed by generations to come!



Property Location: Like a picture book setting, the ranch is nestled against the Black Hills National Forest near the western South Dakota towns of Deadwood, Spearfish and Whitewood. The ranch is within a short drive to all types of indoor and outdoor recreational possibilities such as hiking, skiing, snowmobiling, hunting, fishing, gaming just to name a few.

Property Directions: From I-90: Exit 17 and US Hwy 85 (CanAm Hwy), travel 2.25 miles South then 2.5 miles East on Crook City Rd to the property.





Locale:

The Northern Black Hills region, steeped in history, is where legendary figures like Wild Bill Hickok and Calamity Jane once roamed. About 8 miles away from the property is the iconic gaming town of Deadwood, a National Historic Landmark. Here, history comes alive, and you can step back in time to witness the allure of the Old West. In addition to the eclectic restaurants and gaming halls, Lead Deadwood offers all the basic services found in a thriving community.

For a taste of breathtaking scenery, the Spearfish area is your destination. With easy access to over 300 miles of snowmobile trails, groomed and ungroomed cross-country ski trails, and the impressive Centennial hiking and Mickelson bicycle Trails, outdoor enthusiasts are in paradise.





Locale Continued:

It's about a 7-mile drive to Spearfish from the property, where you'll find all the essential services along with boutique shopping and dining opportunities as well as Black Hills State University. Clyde Ice Field, located just east of Spearfish, is the largest general aviation airport in Western SD, (by the number of bases aircraft) and offers a Fixed Base Operator, Eagle Aviation Inc.

Whitewood is the closest town with K-12 schools and a quintessential small-town charm.

Regional flight service is available within 45 mi drive to Rapid City. Rapid City Regional is served by Delta Air Lines, American Airlines and Allegiant Air, serving over 85,000 travelers last year. Rapid City is the second largest city in South Dakota and offers all types of shopping, fine and casual dining, medical facilities and industry. Today the Black Hills offers an inviting mix of recreational and cultural experiences, and the area continues to be a destination of choice for tourists and transplants alike.



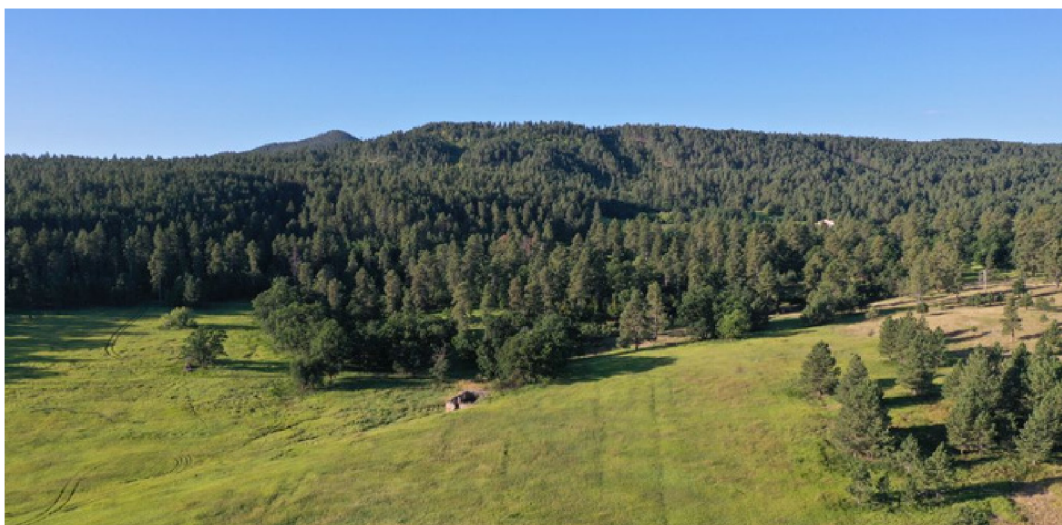


Wildlife: The property is bordered by the Black Hills National Forest, so you may spot Bighorn Sheep, Elk, Coyotes, Mountain Goats and Mountain Lions, as well as an abundance of Mule Deer and Whitetail Deer.

Operation: Like much of the surrounding area, the Centennial Valley Ranch has historically been utilized as part of a longstanding cow/calf operation, contributing to hay and grazing production. The property is well-positioned to become a legacy property to be handed down for generations.

Access: The Centennial Valley Ranch is located adjacent to the scenic byway known as the Crook City Rd, leading from Interstate-90 at Whitewood SD to US Hwy 85 just north of Deadwood.

Topography: The property is gently rolling and while the upper end is well seasoned with pine, ash and aspen trees, the lower end consists of lush, easy, well grassed meadowland.

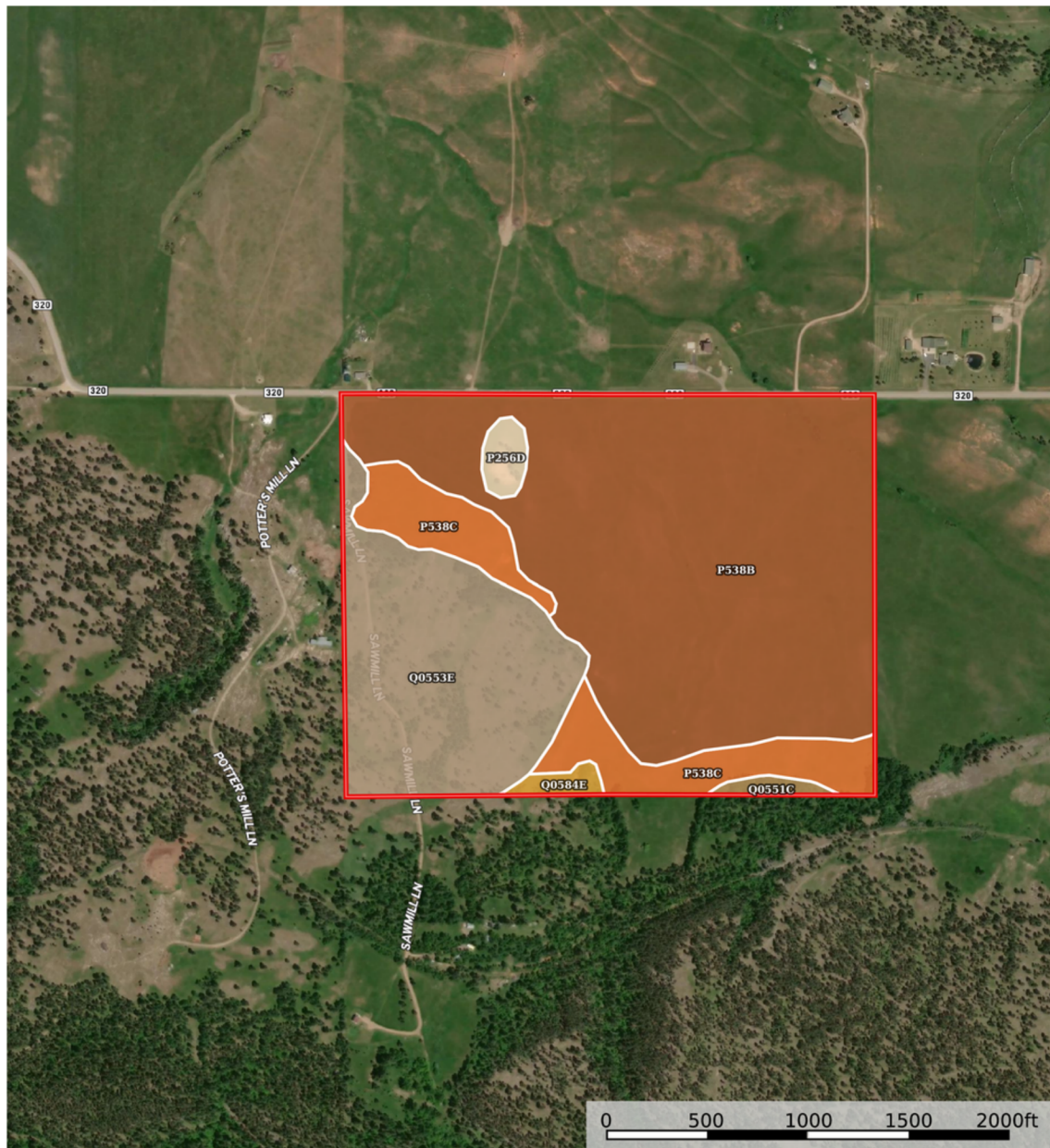




Soils Map

Soils: Over 60% of the property is comprised of highly productive Vale Silt Loam soil with 2-6% slopes and a crop productivity index of 851. The remainder of the property is comprised of a mix of Vale Silt Loam 6-9% and Rockerville (moist rock outcroppings).

Centennial Valley Ranch
Lawrence County, South Dakota, 120 AC +/-





Soils Report

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
P538B	Vale silt loam, 2 to 6 percent slopes	72.9	60.27	85	57	3e
Q0553E	Rockerville, moist-Rock outcrop complex, 6 to 40 percent slopes	29.26	24.19	3	3	7s
P538C	Vale silt loam, 6 to 9 percent slopes	14.91	12.33	72	56	4e
P256D	Nevee-Spearfish silt loams, 6 to 20 percent slopes	1.67	1.38	25	35	6e
Q0584E	Vanocker-Citadel complex, 10 to 40 percent slopes	1.21	1.0	2	18	7e
Q0551C	Rockerville complex, 2 to 12 percent slopes	1.01	0.83	4	17	6s
TOTALS		120.96(*)	100%	61.23	42.79	4.2

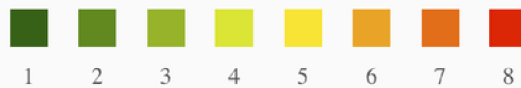
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water



Improvements: An aged stone structure dates back to the homestead era and reminds of a time long in the past when community was where you could ride to. There are no modern structures on this property.

Utilities: Natural gas is available through Montana Dakota Utilities.

Water: There are no known wells located on the property.

Acreage: The Centennial Valley Ranch consists of 120 pristine acres.

Taxes: The 2022 taxes for this property were \$760.24

Zoning: The Centennial Valley Ranch is zoned Ag and Park Forest.

Conservation: The Centennial Valley Ranch is well positioned to utilize significant tax advantages of a Conservation Easement, should the buyer chose to pursue that end. The integrity of the property has been preserved by the generations of exceptional stewardship.

Price: The property is offered at \$4,800,000 USD.



Legal Description:

Township 6 North, Range 4 East, Black Hills Meridian, Lawrence County, South Dakota:

Section 31: S $\frac{1}{2}$ SE $\frac{1}{4}$

Township 5 North, Range 4 East, Black Hills Meridian, Lawrence County, South Dakota:

Section 6: N $\frac{1}{2}$ of Government Lots 1 and 2

Consisting of 120 +/- acres. Property owned jointly with one-half undivided interest each.



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

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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.

☒ 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