



# Klinger Sidney Trail

Custer, SD

5.10 +/- Acres

\$799,000





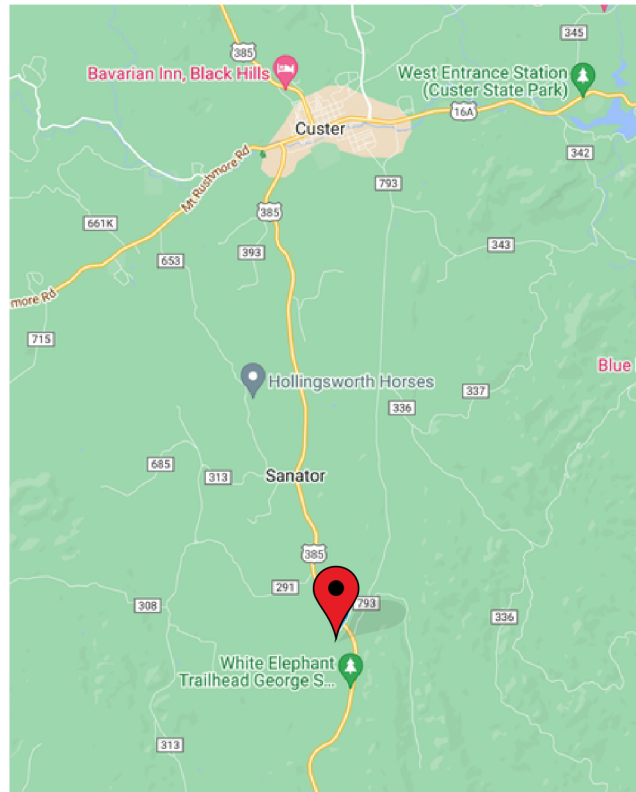
**Klinger Sidney Trail**  
**Custer, Custer County, SD**  
**5.10 +/- Acres | \$799,000**



**Executive Summary:**

Gorgeous 5 acre property with rock outcroppings, timber and fronted by a large, beautiful meadow. Featuring new construction 4,480 sq ft custom home in process as well as a completed 40x60 clear span pole building with steel siding and roof.

Jump in and make your own mark on this amazing Black Hills gem!



**Property Location:** 25809 Sidney Trail, Custer, SD 57730

**Property Directions:** From Custer head south on Highway 385 approximately 7 miles. Turn west onto Sidney Trail, property will be on the west side of the road.

From Pringle head north on Highway 385 approximately 4 miles. Turn west onto Nihart Road, then north onto Sidney Trail, property will be on the west side of the road.







### Locale:

Just 7 miles north of the property, Custer has a family-friendly atmosphere with a variety of amenities such as a hospital, schools, grocery stores, specialty shops, as well as casual and fine dining options.

Custer is famous for the Black Hills Gold Rush, which was started by the discovery of gold east of Custer. The discovery was made during the Black Hills Expedition, which was led by Lt. Colonel George Armstrong Custer.







## Locale Continued:

Custer is the largest town on the western border of the remarkable Custer State Park, South Dakota's largest and first state park and serves as a wildlife reserve in the Black Hills. The park is home to nearly 1,300 bison, along with pronghorn antelope, elk, mountain goats, and a band of burros. There are many outdoor activity and recreation opportunities in and around Custer such as: hiking, biking, fishing, kayaking, rock climbing, hunting, etc.

Regional flight service is available within a 58-mile 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, 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 area is replete with Elk, Deer, Turkey and a host of small game species.

**Access:** Sidney Trail borders the property just off US Hwy 385.

**Topography:** The property encompasses both meadow land and timbered Black Hills property and is easily accessed.

**Utilities:** Electricity is available through Black Hills Electric Cooperative. The current Owner leases propane tank to supply gas and telecommunications services are available through Golden West.

**Water:** A private well has been drilled and will be ready for service.







**Improvements:** The improvements begin with a completed 40x60 clear span pole building with steel siding and roof.

The property also includes a 4,480 sq ft custom home under construction. The home features an open floor plan main level and a full walk-out. The main level features a vaulted great room, 15' to the peak with 12'6" sidewalls, and 6' windows on either side of the grand fireplace (gas) and covered patio. A large kitchen with butler's pantry, dining and sitting area round out the great room. The 3 bedrooms and 2 baths include a spacious primary with generous attached bath and walk in closet and direct access to the main floor laundry and 9' ceilings throughout. The 2nd and 3rd bedrooms are spacious with large closets and 9' ceilings. The attached garage offers an astounding 1,440 sq ft of heated space with 9'6" ceiling height and direct access to the lower level.

The lower level is a blank slate with 9' ceilings and walks out to the meadow to the front of the property. The lower level is constructed of treated lumber and has been wrapped with rubber membrane and tyvek.

Construction on the home will be weathered in and HVAC installed with plumbing and electrical roughed in. Interior finishing will be left to the buyer.





**Acreage:** 5.10 Acres

**Taxes:** The 2022 Taxes were \$1,410.68 (subject to adjustment).

**Price:** The property is offered at \$799,000 USD.





**Legal Description:**

SECTION 36, TOWNSHIP 4 SOUTH, RANGE 4 EAST, BHM,  
CUSTER COUNTY, SOUTH DAKOTA SIDNEY TRAIL SUB -  
LOT B OF TR 1-2 OF HES #53

Consisting of 5.10 acres.



**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](mailto:tanner@hewittlandcompany.com) | (605) 490-7952

JD Hewitt: [jd@hewittlandcompany.com](mailto:jd@hewittlandcompany.com) | (605) 347-1100

Tyson Hewitt: [tyson@hewittlandcompany.com](mailto:tyson@hewittlandcompany.com) | (605) 206-0034



## 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