



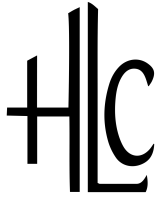
809 Cornell Avenue

Newell, SD

3 +/- Acres

\$345,000





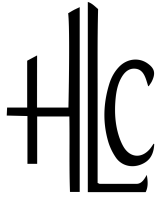
**809 Cornell Avenue
Newell, Butte County, SD
3 +/- Acres | \$345,000**

Executive Summary:

An opportunity to own close to an entire block in Newell city limits! This 3 Bedroom 2 Bath home is a super clean manufactured home on a permanent foundation with fresh renovations! The open floor plan allows you to utilize the majority of the home with convenience. The master bedroom enjoys a private bathroom and sits near the main home entrance. Two separate decks add to the usability of the home, with one on the south side of the home and the other providing access on the east side and wrapping around along the north wall providing ample room for outdoor enjoyment and entertainment. From the north deck you have a very private yard with mature trees encapsulating the entire northern boundary as well as trees flanking the boundary on all other sides.

Placed on the back side of the property with its own access point is a 32'x38' shop with spray foam insulation, full concrete floor and wood stove! Having this pole barn style shop adds a whole dimension to the property, opening up a number of possibilities. The property at 809 Cornell has been well maintained, had recent updates, and sits in the perfect location for city life yet plenty of room to breathe.



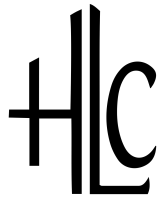


Location:

Property Address: 809 Cornell Avenue, Newell, SD 57760

Directions: From junction of 8th Street and Cornell Avenue travel north approximately 75 feet to the southeast corner of the property.





Locale:

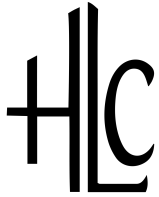
The 809 Cornell Avenue property is located in the town of Newell, SD which is home to around 650 residents and hosts all of the services needed and expected in a small town, such as K-12 school, grocery, banking, farm-ranch supply store, gas convenience stores, restaurants, churches, etc.

The area surrounding Newell is predominantly an agricultural community comprised of fertile farmland and productive grassland. Rich in history, Butte County was established in 1883 when still a part of the Dakota territory. The area's population began to grow after gold was discovered in the Black Hills by Custer's expedition in 1874, and homesteading gradually increased after the 1890s.

Regional services such as medical, commercial airline services, financial and legal, retail shopping, entertainment and higher education opportunity are all available in the surrounding communities of Rapid City, Spearfish and Sturgis.

Rapid City, 50 miles south, 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 at the Rapid City Regional Airport.

The Black Hills area offers an inviting mix of recreational and cultural experiences such as, Mount Rushmore, natural hot springs, fossil hunting, hiking, biking and rock climbing as well as superior hunting and fishing. Averaging 4 million visitors annually, the area remains a top tourist destination.



Topography: Newell city limits.

Water: Newell City Water

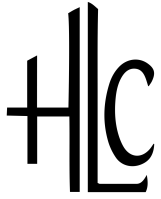
Utilities:

- Septic: City Sewer
- Utilities: Black Hills Power

Access: Street access from Cornell Avenue as well as access from an unnamed city street along the western boundary.

Legal Description: Original Newell City LOTS 2-4 BLOCK 53





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

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

Tyson Hewitt: 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.

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

SDREC.REALESTATERELATIONSHIPS DISCLOSURE.2008