

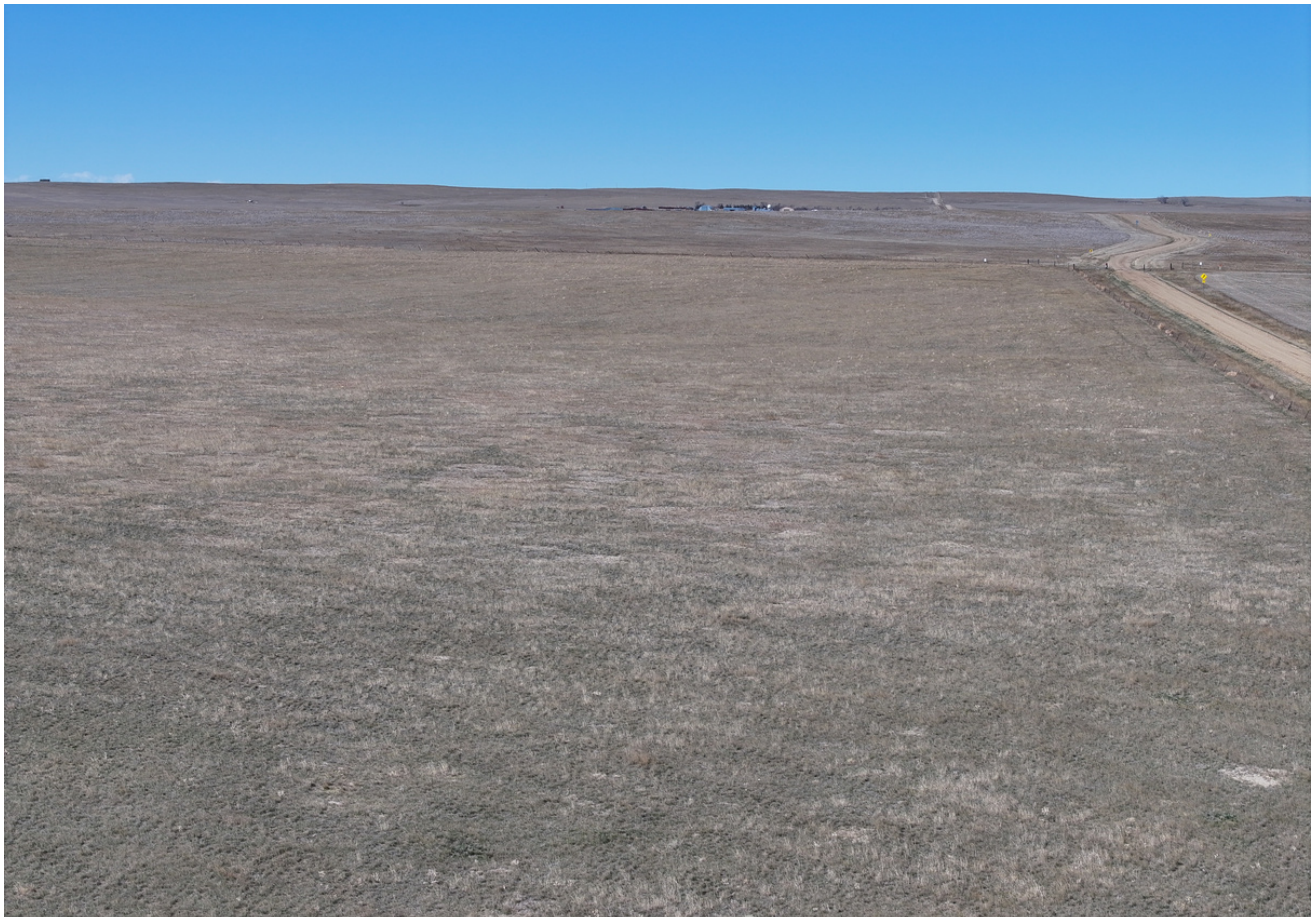


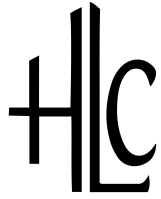
Hall Family RP Trust

Ziebach County, SD

241.16 +/- Acres

\$ 345,000





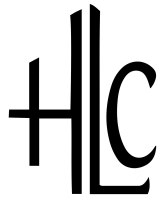
Hall Family RP Trust
Ziebach County, SD
241.16 +/- Acres | \$ 345, 000



Executive Summary: The Hall Family Trust Property is one of those rare find properties. It is a nice, blank canvas property ready to accommodate your use. Only 11 miles from town and just over 2 miles off Hwy 73, it would make a nice ranchette property with room to roam. It would also be very well suited for a hay field or crop land.

Location: 11 miles southeast of Faith, SD in Ziebach County, SD.

Directions: 9 miles south of Faith, SD on Hwy 73 then east on 173rd St. 2 ¼ miles to NW corner of property.



Locale: The Hall Family Trust property is located in Ziebach County, in North Central SD. Surrounding towns include:

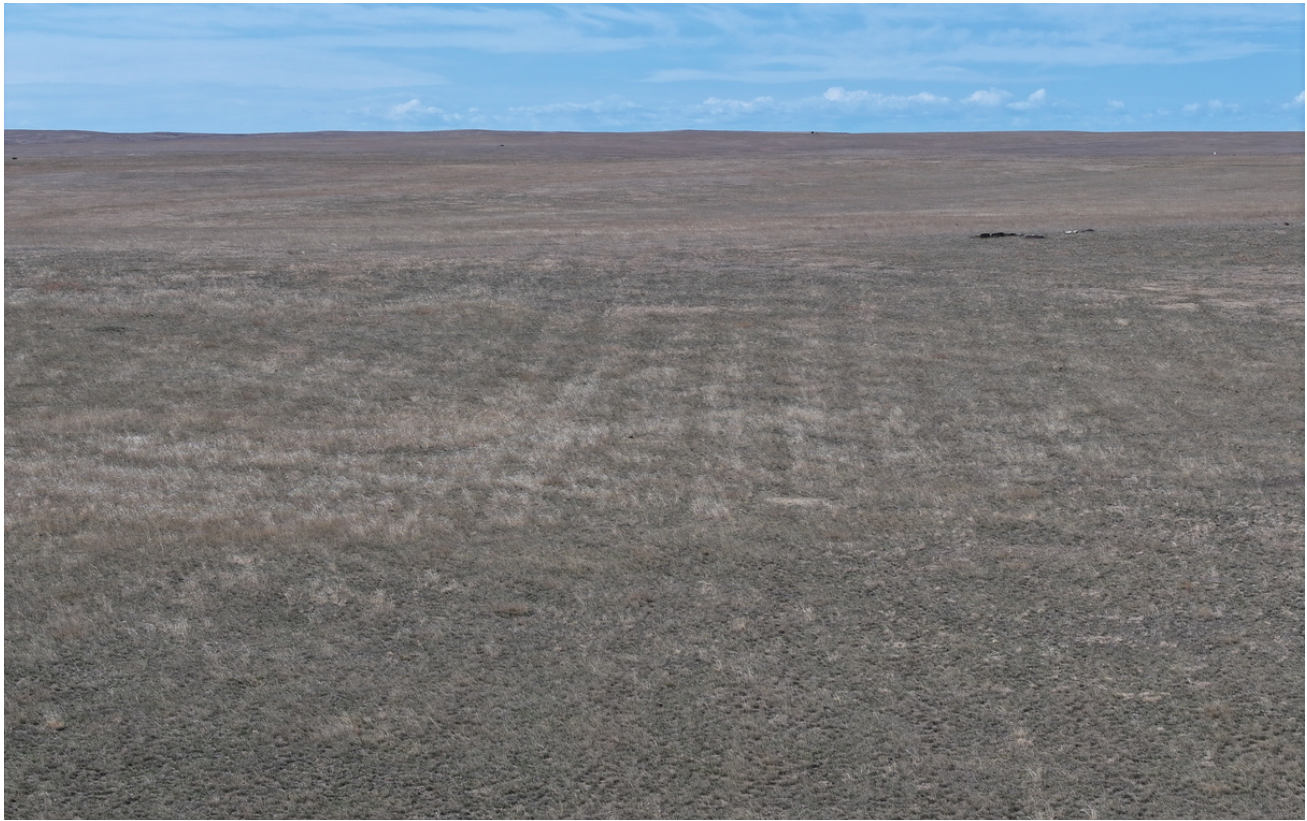
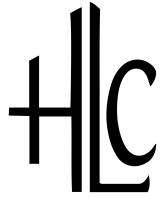
- Faith- 11 miles NW
- Dupree- 33 miles NE
- Eagle Butte- 53 miles NE.

The property is located 11 miles SE of Faith, SD. Faith was founded as the end of the rail line in 1910. Today it has a population of 367. Faith serves as a central community for area farmers and ranchers. The community houses the area's school district, shopping and other businesses. The Faith Stock Show is held in the late summer. Nearby Durkee Lake provides water recreation such as boating and fishing. The nearest air services are Rapid City, SD (123 miles) and Pierre, SD (126 miles).

Dupree holds the Ziebach County seat, and is home to approximately 476 people.

Two Native American Reservations comprise most of the county: Standing Rock and Cheyenne River. Ziebach county is mainly rolling grassland with Buttes throughout. The primary industry of the area is ranching, mainly cattle and some sheep.





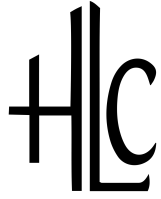
Topography: Rolling grassland with 52% being 0-6% slope, balance 2-9% slope.

Soils: Approximately half of the soils are a Reeder Lantry Complex with a 35 NCCPI Soil Rating and the balance is a combination of Wyola, Ridgeview, and Daglum Loams ranging from 28-40 NCCPI Soil Rating. Overall average NCCPI soil rating is 35.26.

Irrigation: There is no irrigation on this property

Water: There is no water on the property. There are several water wells within 2 miles of the property that vary in quality and quantity and range from 55 to 200 feet deep.

Wildlife: Occasional Deer, Antelope, Coyotes, Rabbits, Grouse frequent the property.



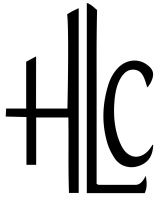
Access: 173rd is a county maintained gravel road that borders the entire northern portion of the property.

Improvements: There are no structures on the property.

Operation: The property has historically been leased out for grazing and hay production.

Utilities: There are no utilities on the property but utilities are approximately ½ mile from the property.



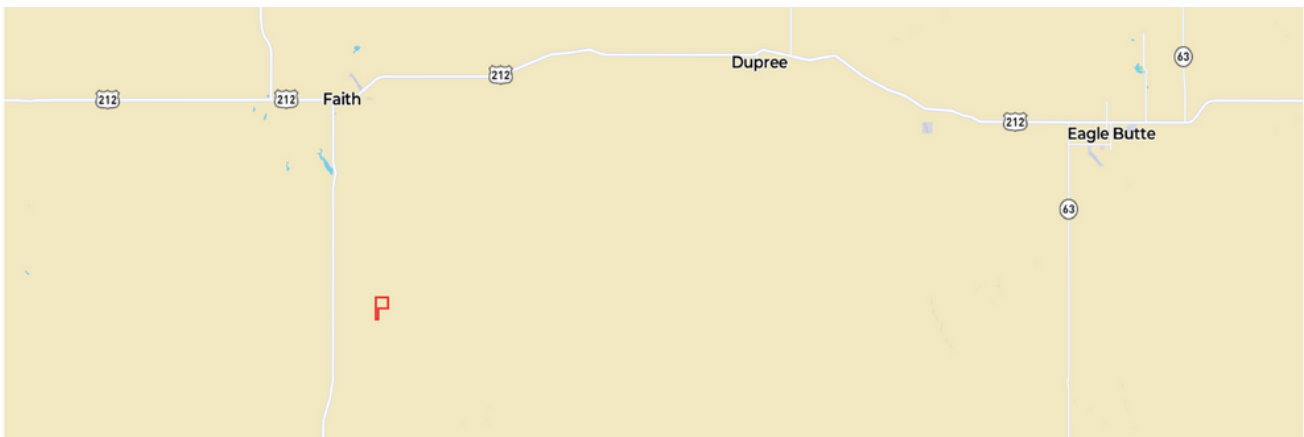


Lease: The property is not leased and is available for immediate possession.

Acreage: 241.16 +/- Acres

Taxes: 2024 Taxes Payable in 2025 are \$2,661.74

Price: The property is offered at \$ 345,000.

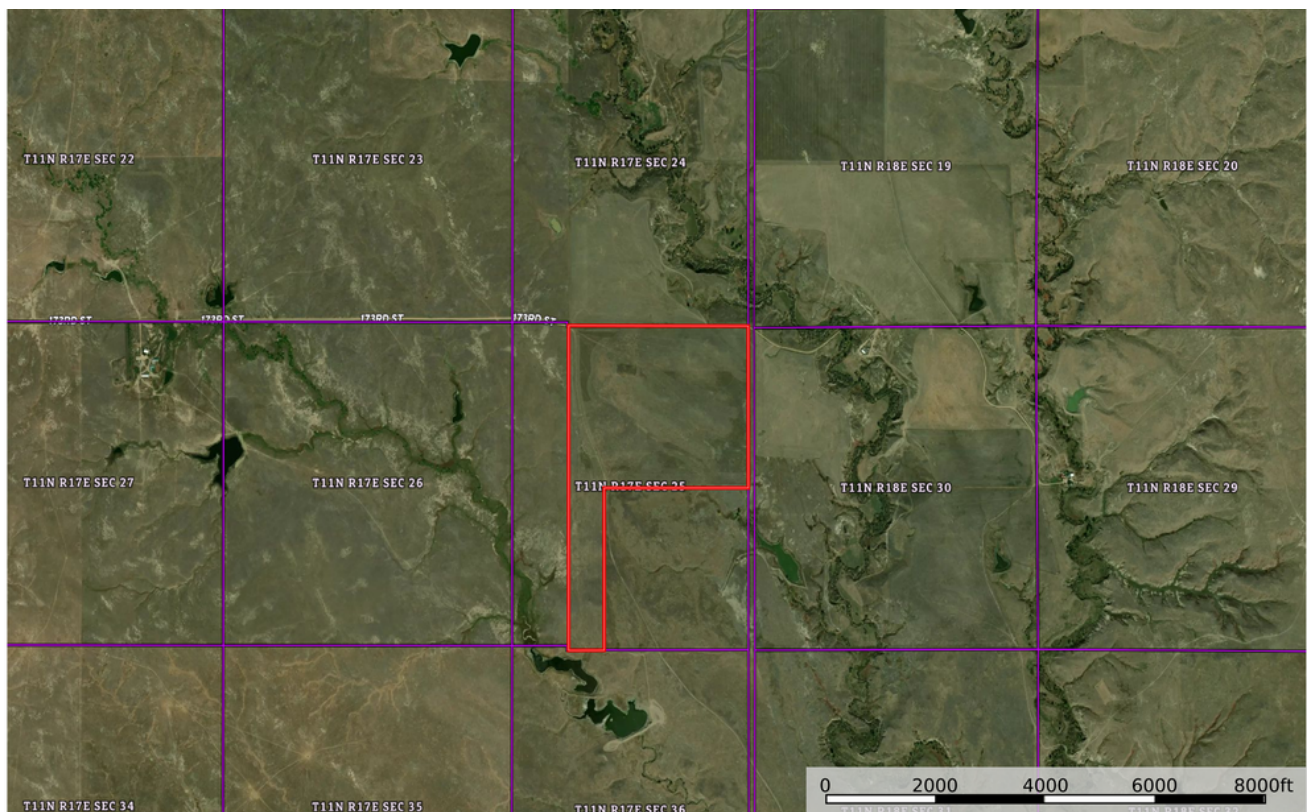




Legal Description:

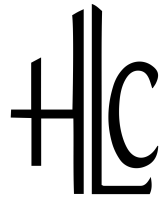
Section 25, Township 11 North, Range 17 East, BHM, Ziebach County, South Dakota

NE1/4; L.5,6; L.7,8; Consisting of 241.16+/- acres

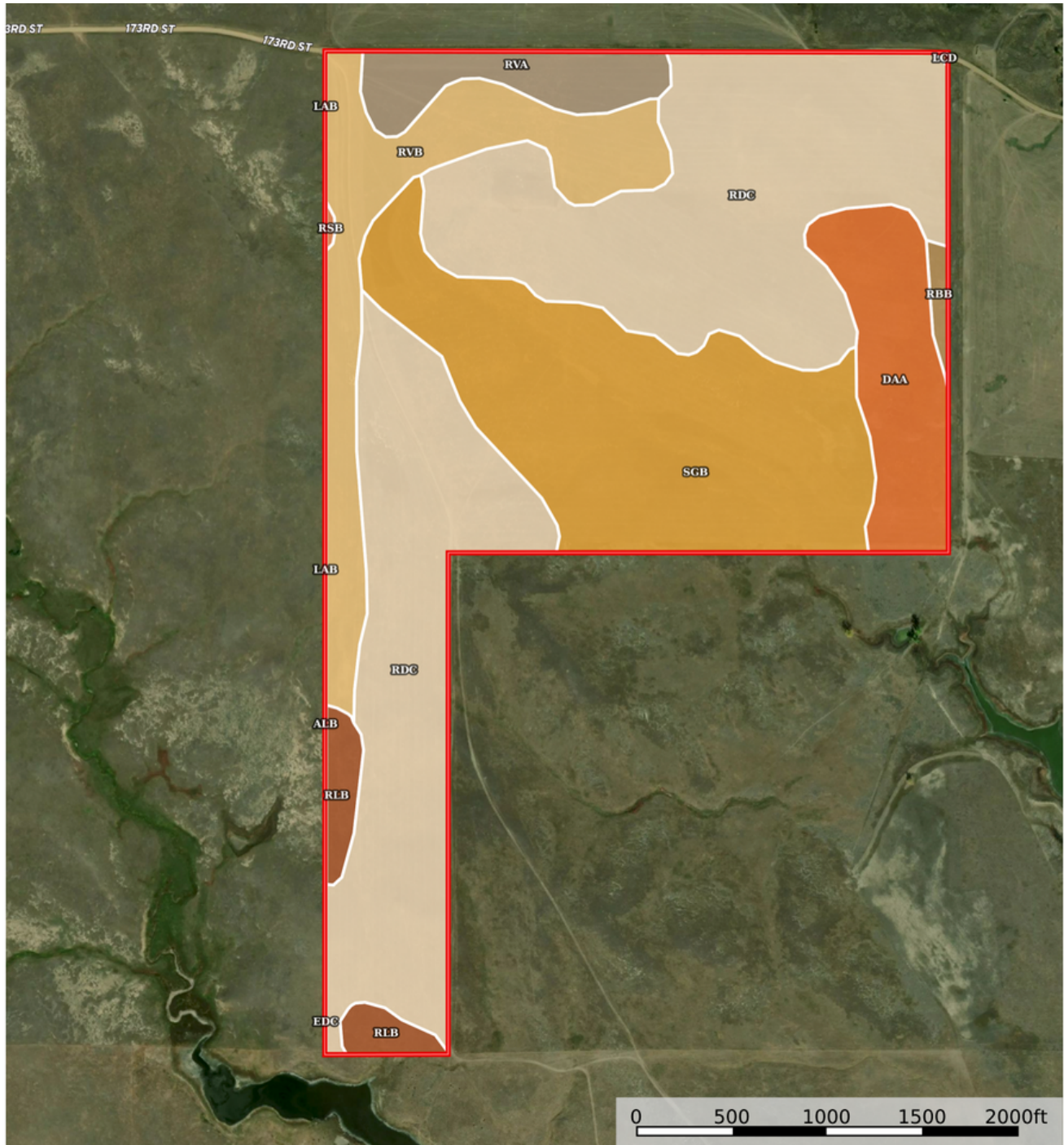


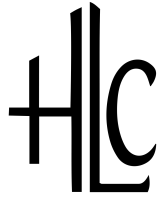
Information obtained from sources deemed to be reliable, however
is not guaranteed by the Sellers or Hewitt Land Company.

For more information or to schedule a viewing, please contact:
Tyson Hewitt: tyson@hewittlandcompany.com | (605) 206-0034
JD Hewitt: jd@hewittlandcompany.com | (605) 347-1100



Hall Family Trust Soils Map





Hall Family Trust Soils Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RdC	Reeder-Lantry complex, 2 to 9 percent slopes	112.76	47.28	68	35	2e
SgB	Wyola silt loam, 2 to 6 percent slopes	59.57	24.98	79	40	2e
RvB	Ridgeview silty clay loam, 2 to 6 percent slopes	28.63	12.0	60	35	3e
DaA	Daglum loam, 0 to 2 percent slopes	19.04	7.98	40	28	4s
RvA	Ridgeview, silty clay loam, 0 to 3 percent slopes	10.31	4.32	66	30	2s
RIB	Rhoades-Daglum complex, 0 to 6 percent slopes	5.63	2.36	29	28	6s
RbB	Reeder loam, 3 to 6 percent slopes	1.34	0.56	78	33	2e
LaB	Lawther silty clay, 3 to 6 percent slopes	0.58	0.24	74	33	3e
AIB	Absher-Slickspots complex, 2 to 6 percent slopes	0.23	0.1	14	8	6s
RsB	Rhoades-Slickspots complex, 1 to 6 percent slopes	0.19	0.08	13	26	6s
EdC	Eapa-Delridge loams, 6 to 9 percent slopes	0.17	0.07	62	37	3e
LcD	Lantry-Cabba complex, 9 to 30 percent slopes	0.06	0.03	14	20	7e
TOTALS		238.51(*)	100%	66.5	35.26	2.39

(*) 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.



Hall Family Trust Soils Map- Legend

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

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