



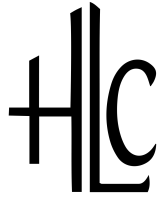
Two Creeks Ranch

Lawrence County, SD

128.89 +/- Acres

\$2,490,000





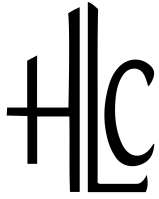
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Executive Summary: The Two Creeks Ranch, is without question one of the most aesthetically pleasing properties in the Black Hills! Flanked by both North Rapid Creek and Buskala Creek- and bordered by the Mickelson Trail and North Rochford Road- the two creeks gently meander through the entire property and converge as they exit, and the charming one-room cabin combines character and function. Truly a LEGACY property.

Location: 22037 N. Rochford Rd., Lead, SD, Lawrence County, SD

Directions: From Lead, SD; take US 14A South 2.5 mi to North Rochford Rd, travel south on N Rochford Rd 7.9mi to the property. The property lies along the west side of N Rochford Rd for nearly 1 mi.



Locale: The Northern Black Hills of South Dakota has been the destination of folks aspiring to business, recreation or retirement, migrating to the area to find open spaces, friendly faces, and fulfilled expectations.

Those aspiring to business, ranching, logging, exploration, recreation or retirement, have migrated to the area and found open spaces, a moderate climate, friendly faces and fulfilled expectations.

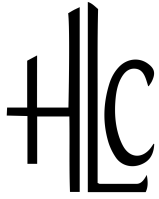
Two Creeks Ranch is nestled in the picturesque Black Hills about 20 minutes south of Lead, SD. The area offers many recreational activities such as hiking, horseback riding, golfing, skiing or enjoying countless atv/snow mobile trails of the hills are readily available year-round.

Historic Deadwood is within a 25-minute drive of the property and provides the area with ample variety in character and history. Take a 40-minute drive to Sturgis, infamous for their well-known 'Sturgis Bike Rally'. This town takes on a character of its own with motorcycle enthusiasts showing out by the thousands.

Regional flight service is available in Rapid City, SD. Located about 38 miles southeast, Rapid City is the second largest city in South Dakota and offers all types of shopping, fine and casual dining, medical facilities and industry.

Topography: The Two Creeks property is comprised mostly of open meadow and gentle sloping ridges edged by Pine and Spruce forest.





Soils: Soils on the property are comprised mostly of Cl iii Cordeston – Marshbrook loams and Virkula-Pactola ridges.

Irrigation: There is no mechanical irrigation on the property, however portions may be sub-irrigated.

Access: The Two Creeks is accessible directly off N Rochford Rd. Or Besant Park Rd.

Improvements: The improvements on the property consist of a nifty one-room 12×20 cabin with covered porch, electricity and wood stove (furnished), together with a tool shed, outdoor shower and outhouse.

Utilities: Electric power is furnished to the cabin and is serviced by Black Hills Electric Coop.

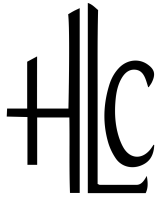
Operation: The property sells subject to an existing grazing lease for 25 Cow/clf pairs for the summer grazing season.

Wildlife: Enjoy viewing Whitetail and Mule Deer, along with the occasional Elk and of course the more timid game species such and coyote bobcat and mountain lion.

Acreage: 128 +/- Acres

Taxes: Taxes were \$337.00 for the year 2023. The property tax status is currently as Agricultural.

Price: The property is offered at \$2,490,000



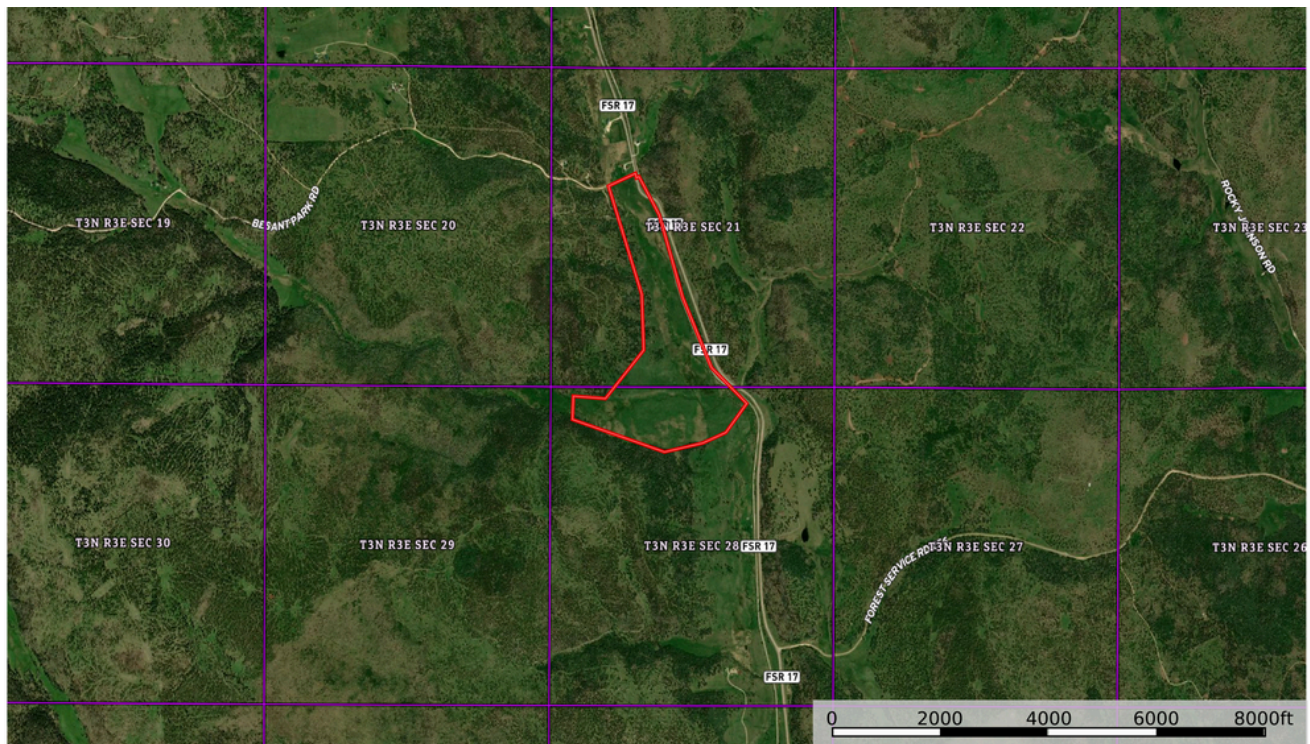
Legal Description/ Restrictions: Lot A-3 of the Bulldog Ranch Subdivision of a portion of Homestead Entry Survey No. 156 lying and being in Sections 21 and 28 of Township 3 North, Range 3 East, Black Hills Meridian, Lawrence County, South Dakota, as set out in Plat Document #86-4411;

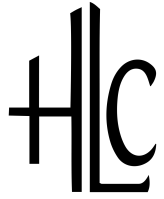
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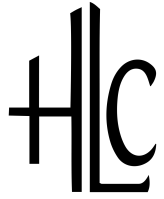
H.E.S. No. 156 lying and being in Sections 21 and 28, Township 3 North, Range 3 East of the Black Hills Meridian, except Lot A of the Subdivision of said H.E.S. No. 156, as said Lot A is bounded and described in the plat thereof by A.B. Mitchell, Registered Land Surveyor, recorded in Plat Book 4, Pages 323/324 in the Office of the Register of Deeds of Lawrence County, South Dakota.

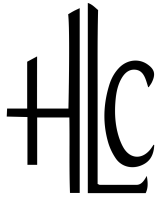
Consisting of 128.89+/- acres

The property shall not be subdivided and shall not be used for commercial purposes of any kind. These restrictions shall expire on January 1, 2040.





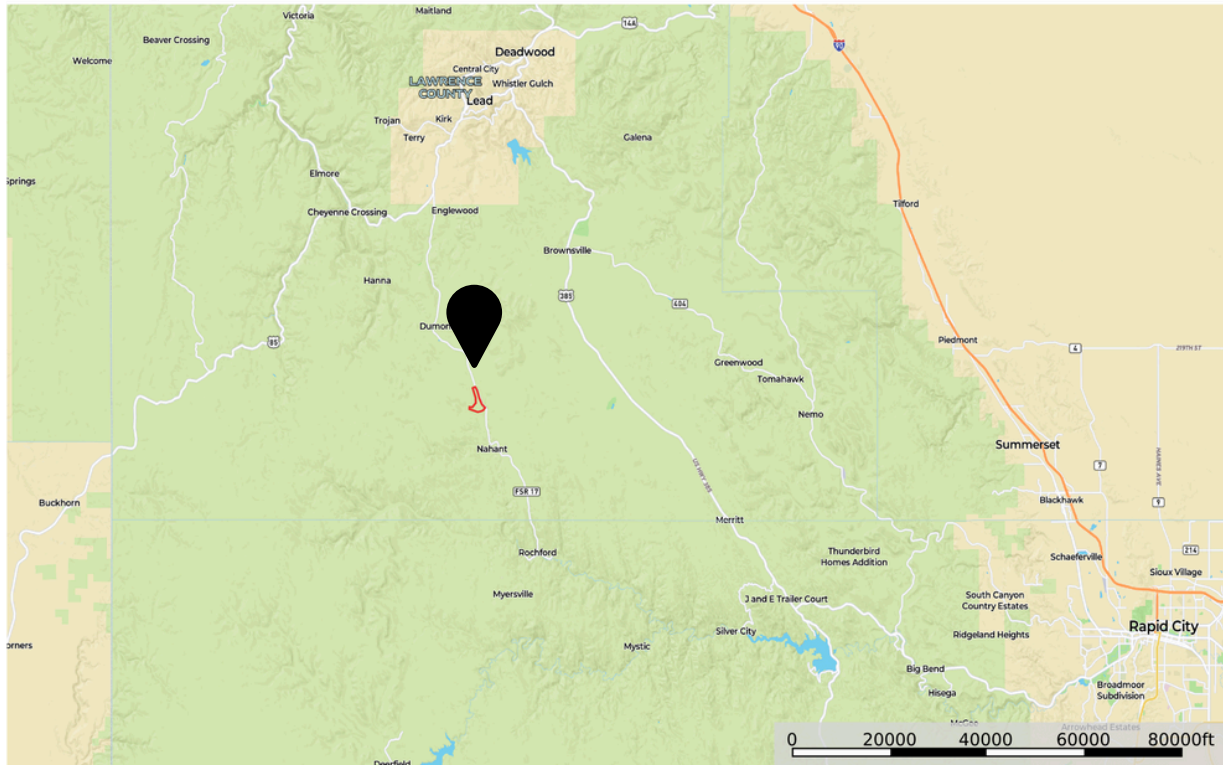




Two Creeks Ranch | Lawrence County, SD Aerial Map

Two Creeks Ranch

Lawrence County, South Dakota, 128.89 AC +/-



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The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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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Tanner Hewitt: tanner@hewittlandcompany.com | (605) 490-7952
JD Hewitt: jd@hewittlandcompany.com | (605) 347-1100

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