



Hakola, Ranchette

Pennington County, SD

80 +/- Acres

\$689,000



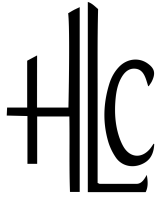
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Hakola Ranchette
Pennington County, SD
80 +/- Acres | \$ 743,000



Executive Summary: The Hakola Ranchette is an 80-acre property in the heart of Western South Dakota. The centerpiece of the property is a barn to home conversion completed in 2025. The character of the structure's first life as a classic Western barn is maintained both inside and out. The original structure was built in 1967 with solid 2x6 dimensional lumber on concrete footings. This home is built to last for generations with solid bones and “show home” level finishes, ranging from new windows and doors to take advantage of the surrounding views to a custom walnut topped kitchen island with seating, claw foot bathtub and a tile shower. The entire interior of the home is new except where the quality and character of the original structure is preserved to shine through. As of 2025 the build has just been completed with exceptional craftsmanship, all work has been permitted and passed all inspections at the county and state levels. All the work is done! The Sellers have consecrated plans to move and are motivated to sell and move on to their next chapter in life. All serious offers will be entertained!

Location: 15735 232ND Street, New Underwood, South Dakota 57761

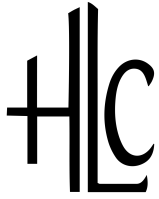


Locale: The Hakola Ranchette is located in Central Pennington County, South Dakota between the town of New Underwood and the unincorporated community of Caputa. Both communities are economically rooted in agriculture and tourism. New Underwood houses the nearest schools and is located 8 miles to the Northeast of the property and has approximately 590 residents. Caputa is located 7 miles Southwest of the property and has a population of approximately 32.

The Hakola Ranchette is ideally located for privacy and easy access to the surrounding communities. It also has stunning views of the Black Hills as well as Thompson's Butte and the Badlands.

Rapid City, a 25-minute commute to the west, is the second largest city in SD. The "City of Presidents" offers a generous mix of shopping, fine and casual dining medical facilities and industry. Rapid City boasts a thriving main street full of local shops and restaurants, historic hotels, Universities, Ellsworth Air Base and so much more. Regional flight services are available at the Rapid City Regional Airport with direct flights to over twenty major markets. The Hakola property is within an hour of several local natural attractions such as the Black Hills and the Badlands. The area holds an exciting mix of recreational and cultural experiences as the area continues to be a popular destination of choice for tourist and retirees alike. Mount Rushmore and Crazy Horse Monuments are nearby as well as Rushmore Cave, Custer State Park, Black Elk Peak, Sylvan Lake and many more local attractions. Recreational opportunities include, hiking, camping, fishing, winter sports, ATVs and hunting and fishing. As population increases in the region this property will be more conveniently located than ever.



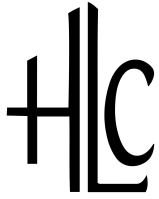


Improvements: 3,296 sqft. 4 bed, 2 bath barn to home conversion. *Provision for 3rd bath. Conversion began in 2022 and completed in 2025.

- Roof – Schedule 40 metal roof
- Insulation – spray foam insulation throughout (includes vapor barrier under the floor slab). Interior walls have fiberglass insulation.
- HVAC – Geothermal system with 2 zones (one for ground floor bedrooms and bathrooms, second for the main living areas and upstairs bedrooms). Capacity present to add one more pump/circuit for an additional buildings in floor heat, e.g. garage.
- Water – Water test is clean, but very mineral rich. New pressure tank for well in 2021, top of the line Water Tree treatment system and additional whole house filter. Rheem Marathon water heater, Geothermal system can be routed to heat water as well.
- Septic – conventional and sized correctly for a 4-bedroom home.
- 576 sqft shop, 100A service with RV hookups, water access and built in workbench with stainless steel surface
- 1,000 sqft building utilized for storage with cellar, 60A service

Access: Access to the property is available via a county-maintained gravel road to 161 and then only 7 miles to the town of New Underwood and I90 access. Equally distanced to Hwy 44 for easy access to the airport and Rapid City.

Topography: The topography of the Hakola property is the perfect mix of gentle rolling hills and level farmland.



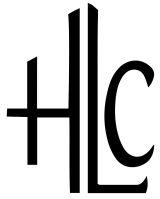
Water: Water service is provided via an owned private well.

Utilities: 400 amp electrical service provided by West River Electric.

- All electrical service is underground.
- The transformer on the property is also new as of 2024.
- Water is available at each structure.
- 20A circuits were used for receptacles.
- 400A service to home
- 100A service at shop with RV outlets
- 60A at storage building

Operation: 80 acres with NO COVENANTS, currently utilized as hay production and recreation land. Cattle pond, grain silo and shed present on property.

Wildlife: Mule deer, whitetail deer and antelope frequent the property, as well as turkey, grouse, and rabbits.



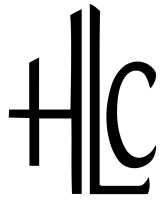
Acreage: 80 +/- Acres

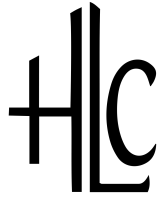
Taxes: Taxes were \$3,442.16 for the year 2024.

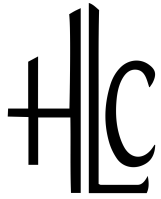
Price: The property is offered at \$689,000.

Legal Description: E1/2 NW1/4 Section 22, Township 1 North, Range 10 East, BHM, Pennington County, South Dakota, 80 +/- acres.

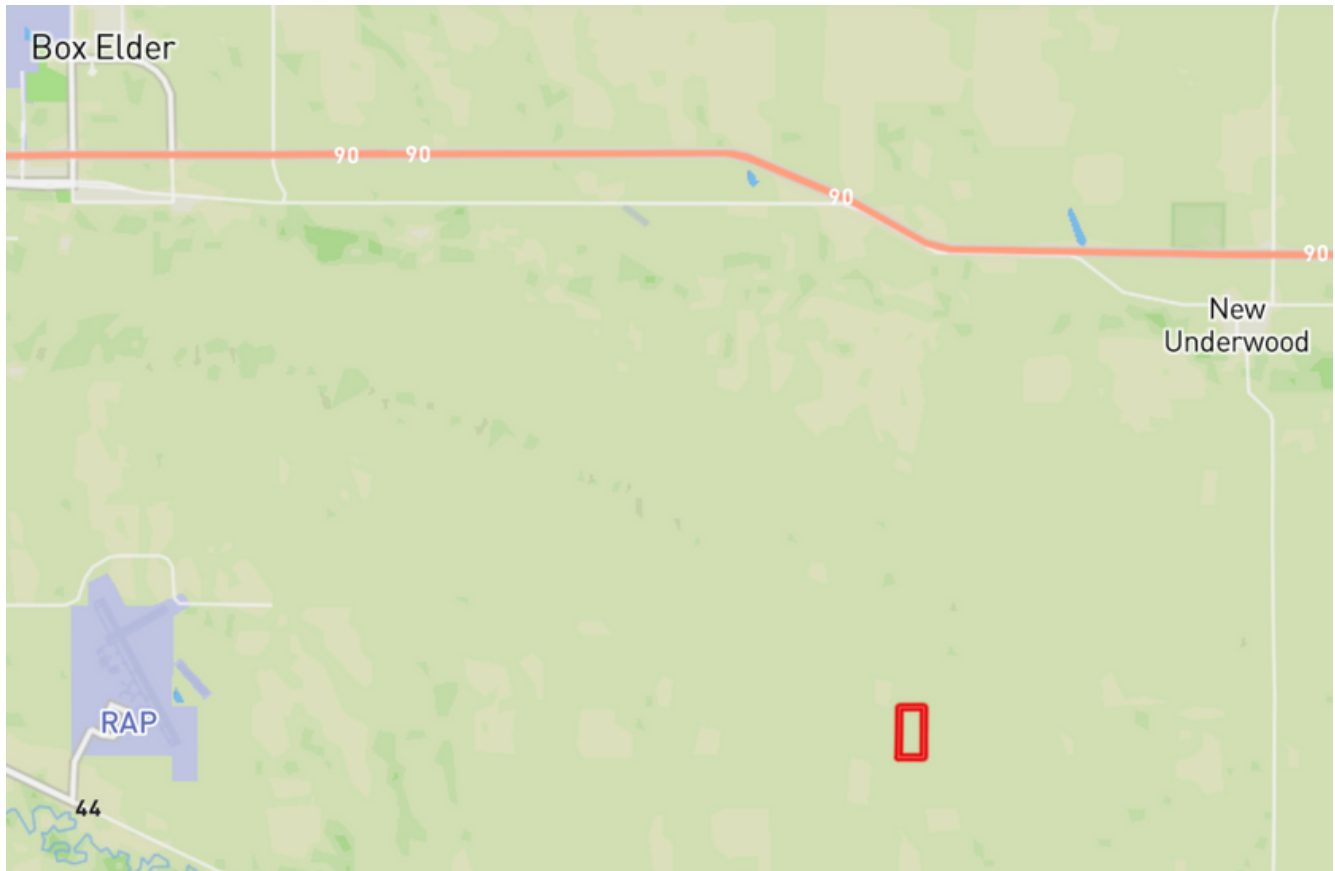








Hakola Ranchette | Pennington County, SD Aerial Map



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
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.

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.REALESTATEREATIONSHIPS DISCLOSURE.2008