



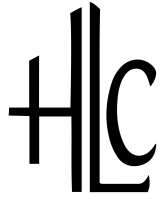
Central Meade County Cropland

Meade County, SD

320 +/- Acres

\$600,000





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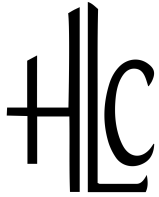


Executive Summary: Highly productive crop land conveniently located in a highly favored area of western South Dakota.

Property may be purchased in separate quarters, or in conjunction with Union Center Ranchette Property 240 acres for \$750,000 as a combination for \$1,350,000.

Location: The property is located in Central Meade County, just south of Union Center, SD.

Directions: From SD Hwy 34 just west of Union Center, take Hope Rd south 4 miles, then 1 mile east on a section line trail.

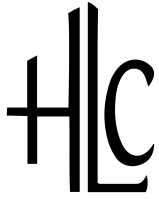


Locale: Central Meade County Cropland is located 4 miles south of Union Center South Dakota, a small rural community in central Meade County, and two miles south east of the Union Center Ranchette property. Meade county is a vast and varied county, morphing from rolling prairies in the east to the base of the Black Hills to the West. Primarily made up of small ranching communities, the county also houses Ellsworth Airforce Base. The nearest large city is Sturgis, located 45 miles to the west of Union Center. Education, medical care and daily needs can be met there. Sturgis provides the area with ample variety in character and history. Infamous for their well-known ‘Sturgis Bike Rally’, the small town takes on a character of its own with motorcycle enthusiasts showing out by the thousands.

The property is located an hour northeast of Rapid City, 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. 45 miles to the west are the Black Hills invite a mix of recreational and cultural experiences such as, Mount Rushmore, natural hot springs, fossil hunting, hiking, biking and rock climbing, skiing and snowmobiling as well as superior hunting and fishing.

Topography: The property is gently rolling.





Soils: Soils on the property consist of primarily Kyle Clay with some Savo-Blackpipe. Crop productivity index is from 54-69.

Access: The property can be accessed via a section line trail 1 mile off Hope Rd.

Water: There are no wells on the property however an extension to a neighboring waterline serves a hydrant on the property. No warranties are made as to access to the waterline.

Improvements: There are no improvements on the property.

Utilities: None

Operation: The property has historically been used for crop production.

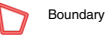
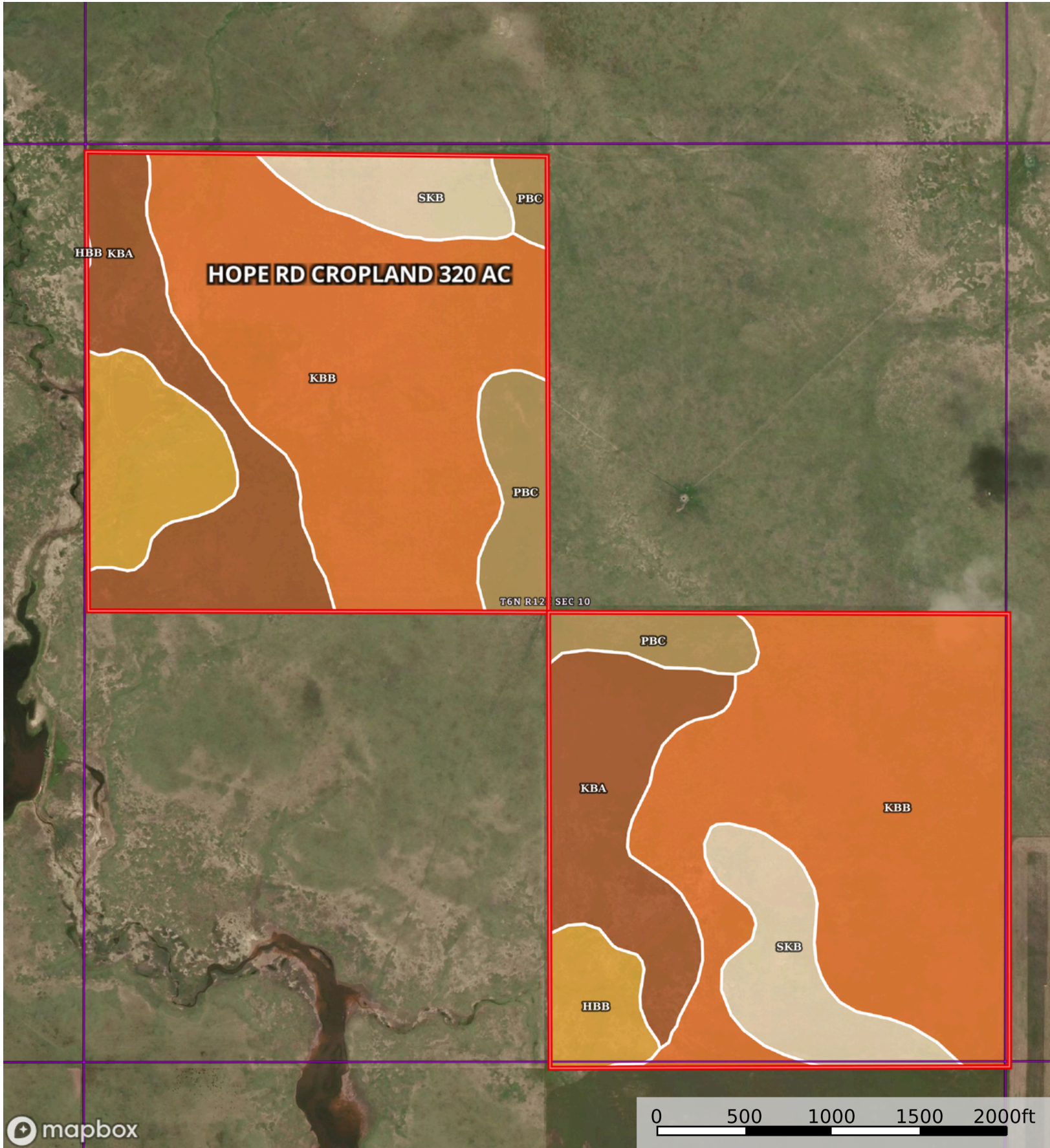
Wildlife: Wildlife on the property include whitetail deer, mule deer, antelope, turkey, grouse, coyote, and varmints of many types.

Acreage: 320 +/- Acres

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

Taxes: 2024 taxes were \$626.78.

Price: The property is priced to sell at \$1,875/ acre. The property may be purchased at \$600,000 in total or \$300,000 for each quarter.



 All Polygons 316.94 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KbB	Kyle clay, 2 to 6 percent slopes	176.58	55.71	52	31	4e
KbA	Kyle clay, 0 to 2 percent slopes Savo and	61.46	19.39	54	31	4e
SkB	Blackpipe soils, 2 to 6 percent slopes Hisle-	30.48	9.62	69	40	3e
HbB	Slickspots complex, 0 to 6 percent slopes Pierre	26.86	8.47	9	25	7e
PbC	clay, 6 to 20 percent slopes	21.56	6.8	30	25	6e
TOTALS		316.94(*)	100%	48.88	30.95	4.29

(*) 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.

 Boundary 159.09 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KbB	Kyle clay, 2 to 6 percent slopes Kyle clay, 0 to 2	84.06	52.84	52	31	4e
KbA	percent slopes Hisle-Slickspots complex, 0 to 6	31.77	19.97	54	31	4e
HbB	percent slopes Pierre clay, 6 to 20 percent	17.42	10.95	9	25	7e
PbC	slopes Savo and Blackpipe soils, 2 to 6 percent	13.96	8.77	30	25	6e
SkB	slopes	11.88	7.47	69	40	3e
TOTALS		159.09(*)	100%	47.03	30.49	4.43

(*) 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.

 Boundary 157.85 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KbB	Kyle clay, 2 to 6 percent slopes Kyle clay, 0 to 2	92.52	58.61	52	31	4e
KbA	percent slopes Savo and Blackpipe soils, 2 to 6	29.69	18.81	54	31	4e
SkB	percent slopes Hisle-Slickspots complex, 0 to 6	18.6	11.78	69	40	3e
HbB	percent slopes Pierre clay, 6 to 20 percent	9.44	5.98	9	25	7e
PbC	slopes	7.6	4.81	30	25	6e
TOTALS		157.85(*)	100%	50.75	31.41	4.16

(*) 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.

Soils Description

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

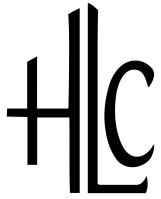
Land, Capability

								
	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

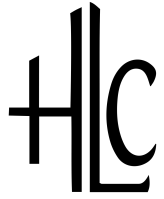
(s) soil limitations within the rooting zone (w) excess of water

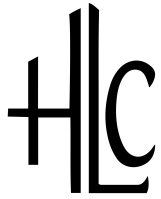


Legal Description:

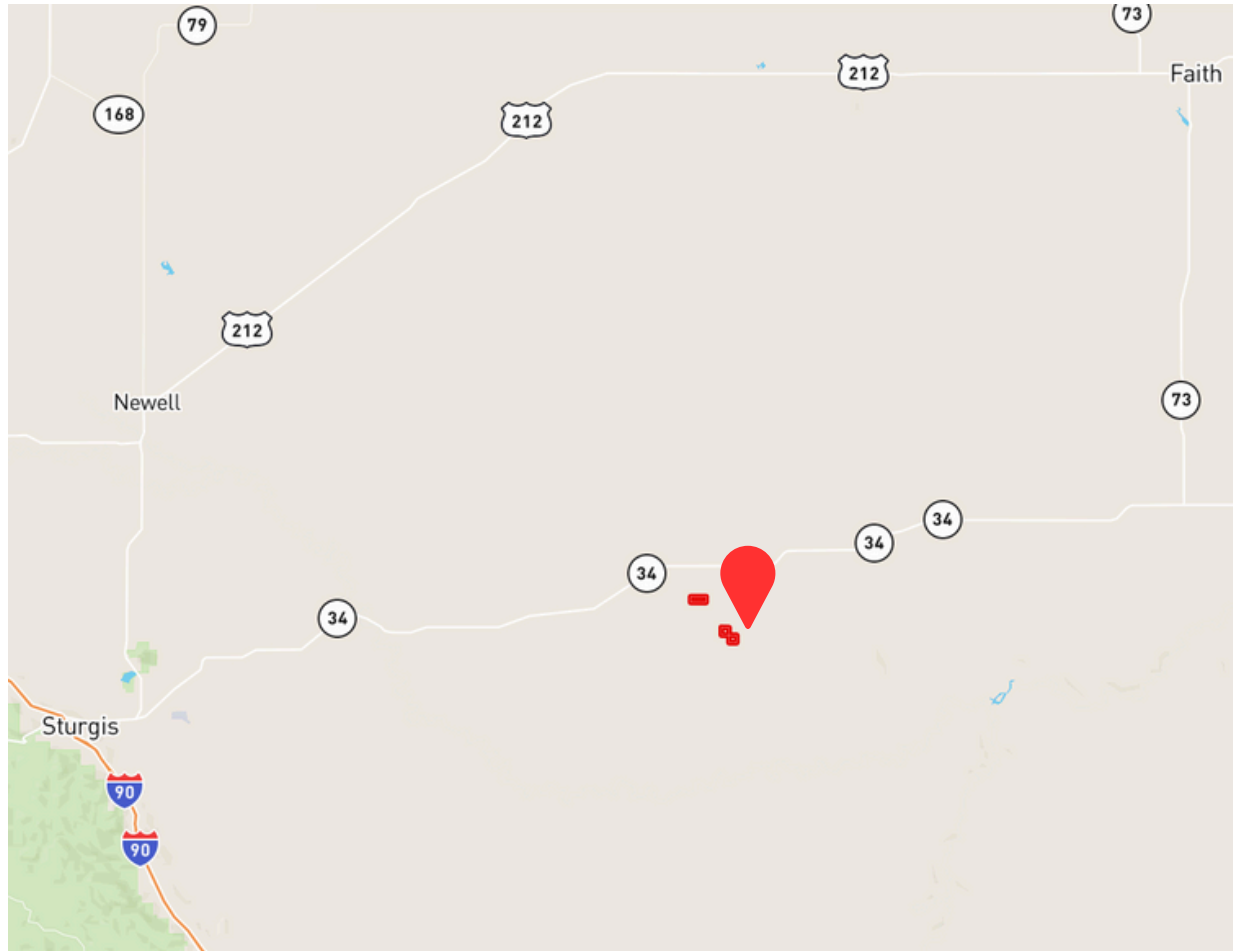
Township 6 North, Range 12 East, BHM, Meade County, South Dakota:
Section 10: N2NW, SWNW, SENW, SE







Union Center Ranchette | Meade 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