



## **Dodson Ranch**

Caputa, Pennington County, SD

640 +/- Acres | \$1,600,000







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### **Executive Summary:**

The Dodson Ranch consists of 640+/- acres of western South Dakota prairie. Approximately 160 acres of the ranch have historically been used as productive dryland hay ground. The remainder of the ranch is made up of native western grasses. There are three livestock dugout/dams on the property providing runoff water. The ranch is flanked on the South and East sides completely by well-maintained county gravel roads, though, it's only a short 1.7-mile distance to black top road. The small town of Caputa, South Dakota which is a short 4.5 miles from the property, lies toward the eastern edge of Pennington County (second most populated county in South Dakota). The majority of the community commutes to Rapid City for commerce, which is 10 straight miles on highway 44. The Dodson ranch is a property that sits on the edge of growth from the ever-expanding area, adding an attractive component of developmental possibilities to the area. This property has turn key earning potential in raw production as well as a favorable asset value for further development opportunities in the area!



### Location:

The Dodson Ranch lies toward the eastern edge of Pennington County, SD, just a short 4.5 miles from the small town of Caputa. The majority of the community commutes to Rapid City for commerce, which is 10 straight miles on SD Highway 44. Pennington County is the second most populous county in South Dakota.

Directions from Rapid City: Travel east on SD Highway 44 10 miles to Caputa, then turn left/east onto Dawkins Rd and travel 0.7 miles to 154th Ave. Take a left on 154th Ave. and go north 2 miles to 233rd St., then turn right/east and proceed for 2 more miles until you arrive at the property.







### **Locale:**

The historic town of Caputa got its start in 1907 when the Milwaukee Railroad was extended to that point. Today it has a strong local community, primarily based in agriculture. Caputa sits at the edge of the Badlands National Park, which is home to the largest mixed grass prairie in the National Park System and is surrounded by the Buffalo Gap National Grassland.

The Black Hills area offers an inviting mix of recreational and cultural experiences and the area continues to be a destination of choice for tourists and retirees alike. As populations increase in the region, this property will be more conveniently-located than ever, averaging 4 million+ visitors annually.

Rapid City 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 10 minutes away at the Rapid City Regional Airport.

In the nearby Black Hills area, countless recreational activities are available, including Mount Rushmore, Rushmore Cave, Custer State Park, natural hot springs, abundant wildlife in the Black Hills, fossil hunting, and rich history of the Native American Sioux Tribe.

Ranked #1 by Forbes as the best state for business costs in 2019 and #1 by CNBC in 2021 for business friendliness, (<https://sdgoed.com/build-your-business/>) , South Dakota is a business-friendly environment that encourages a secure economy, room to innovate and a reliable workforce.

**Utilities:**

Electric service is provided by West River Electric Association, Inc.

**Improvements:**

Property improvements include a barn, which was built in 1950, 1508 sq.ft.

**Operation:**

The operation has been used primarily for grazing and hay production.

**Access:**

The ranch is flanked on the South and East sides completely by well-maintained county gravel roads, though, it's only a short 1.7-mile distance to black top road.

**Zoning:**

Agricultural.

**Taxes:**

2021 taxes payable in 2022 are \$4,014.28.

**Price:**

The Dodson Ranch property is being offered for private treaty sale at \$1,600,000 USD.

**Broker Comments:**

The Dodson ranch is a property that sits on the edge of growth from the ever-expanding area, adding an attractive component of developmental possibilities to the area. This property has turn-key earning potential in raw production as well as a favorable asset value for further development opportunities in the area!



Information obtained from sources deemed to be reliable, however is not guaranteed by the Sellers or Hewitt Land Company. Fences do not all follow the property boundaries.

**For more information or to schedule a viewing, please contact:**

Tanner Hewitt: [tanner@hewittlandcompany.com](mailto:tanner@hewittlandcompany.com) | (605) 490-7952

Tyson Hewitt: [tyson@hewittlandcompany.com](mailto:tyson@hewittlandcompany.com) | (605) 206-0034

# Legal Description

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**Caputa, Pennington County, SD**

## **Exhibit A**

Prepared by: Hewitt Land Company, Inc.

Pennington County, South Dakota:

Township 1 North Range 10 East, BHM, Pennington County, SD

Section 21; NE4, E2SW4, W2SE4, LESS ROW, NW4, W2SW4, E2SE4

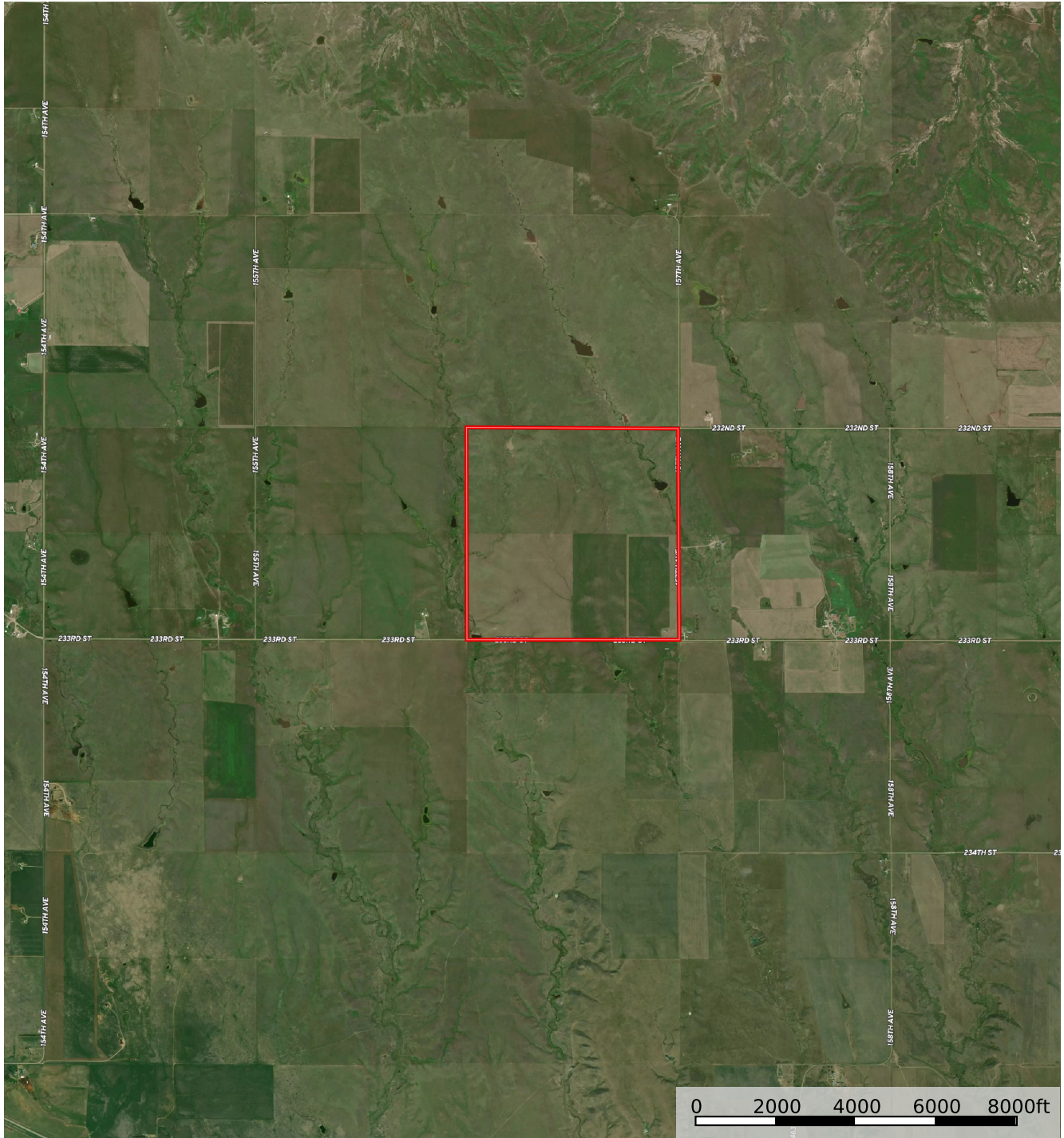






# Dodson Ranch

Aerial Map



 Boundary









## 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