



Paulton Property

Hot Springs, SD

11 +/- Acres | ~~\$869,000~~ **\$765,000**





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Hot Springs, Fall River County, SD

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Executive Summary:

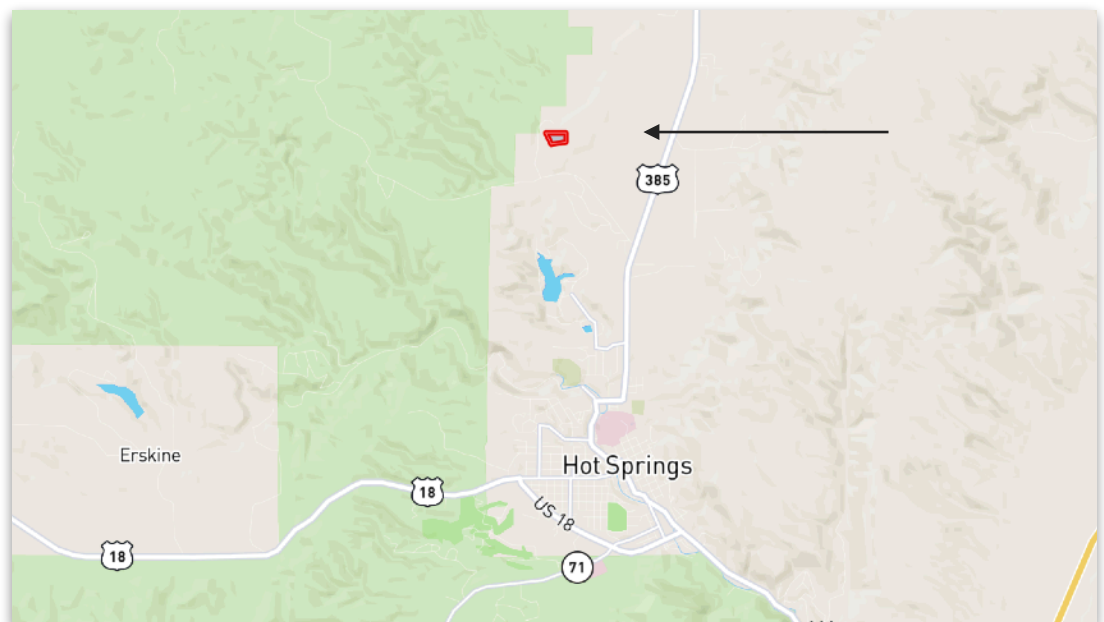
The Paulson Property is an extremely attractive property carved out of a 174 acre ranch. Complete with custom built log home, timbered landscape fenced garden area, out buildings, private well and expansive Black hills views!



Location:

The Paulton Property is located in Fall River County in the beautiful Southern Black Hills at 12858 Argyle Rd, Hot Springs, SD. Nearby towns in Fall River County include Hot Springs- 3.5 miles, Custer- 30 miles away, and Edgemont- 27 miles away,

Directions from Hot Springs: Follow US-385 N/Sherman S north for 1.5 miles, then turn left onto Argyle Rd and travel 0.9 miles until 12858 Argyle Rd.





Locale:

The community of Hot Springs, population 3,500, has been called “the Southern Gateway to the Black Hills” because of its native charm, temperate year-round weather, outdoor recreation, and easy access to local attractions. In addition to the hospitality industry, Hot Springs is home to the county seat, many local businesses, a K12 public school and private elementary school. Two universities are located within one hour’s drive.

Regional flight service is available within an hour half drive at Rapid City, SD. Rapid City is the second largest city in South Dakota and offers all types of shopping, fine and casual dining, medical facilities and industry.

Today the Black Hills 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.

Hunting, fishing, boating, camping, golfing, and outdoor recreational opportunities abound in the Southern Black Hills area. The greater Black Hills region is a treasure-trove of not only natural beauty, but tourism as well, averaging 4 million visitors annually.

Ranked #1 by Forbes as the best state for business costs in 2019 (<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.

If you’re looking for a spacious lifestyle with wide open spaces, plenty of room to breathe and the beautiful Black Hills landscape, this area is the perfect blend of serene privacy with amenities within reach.



Improvements:

House

1,394 sq.ft. main floor 4 Bed/3 Bath home built in 1982 with finished basement. Home features an open covered front porch as well as a 216 sq.ft. wooden deck on the back of the house.

Home includes attached 690 sq.ft. garage built in 1998.

Outbuildings

Storage Shed - 432 sq.ft. 18'X24' built in 1992

Shop - 1536 sq.ft. 32'X48' built in 1983

Acreage:

The property shall be platted to consist of 11 +/- acres.

Water:

The property is served by a productive private well.

**Taxes:**

The 2021 taxes for the Paulton Property are \$1,074.51, and have been paid in full.

Price:

The Paulton Property is being offered for private treaty sale at a reduced price of ~~\$869,000~~ **\$765,000** USD.



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 | (605) 490-7952

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

Legal Description

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Hot Springs, Fall River County, SD

Exhibit A

Prepared by: Hewitt Land Company, Inc.

Fall River County, South Dakota:

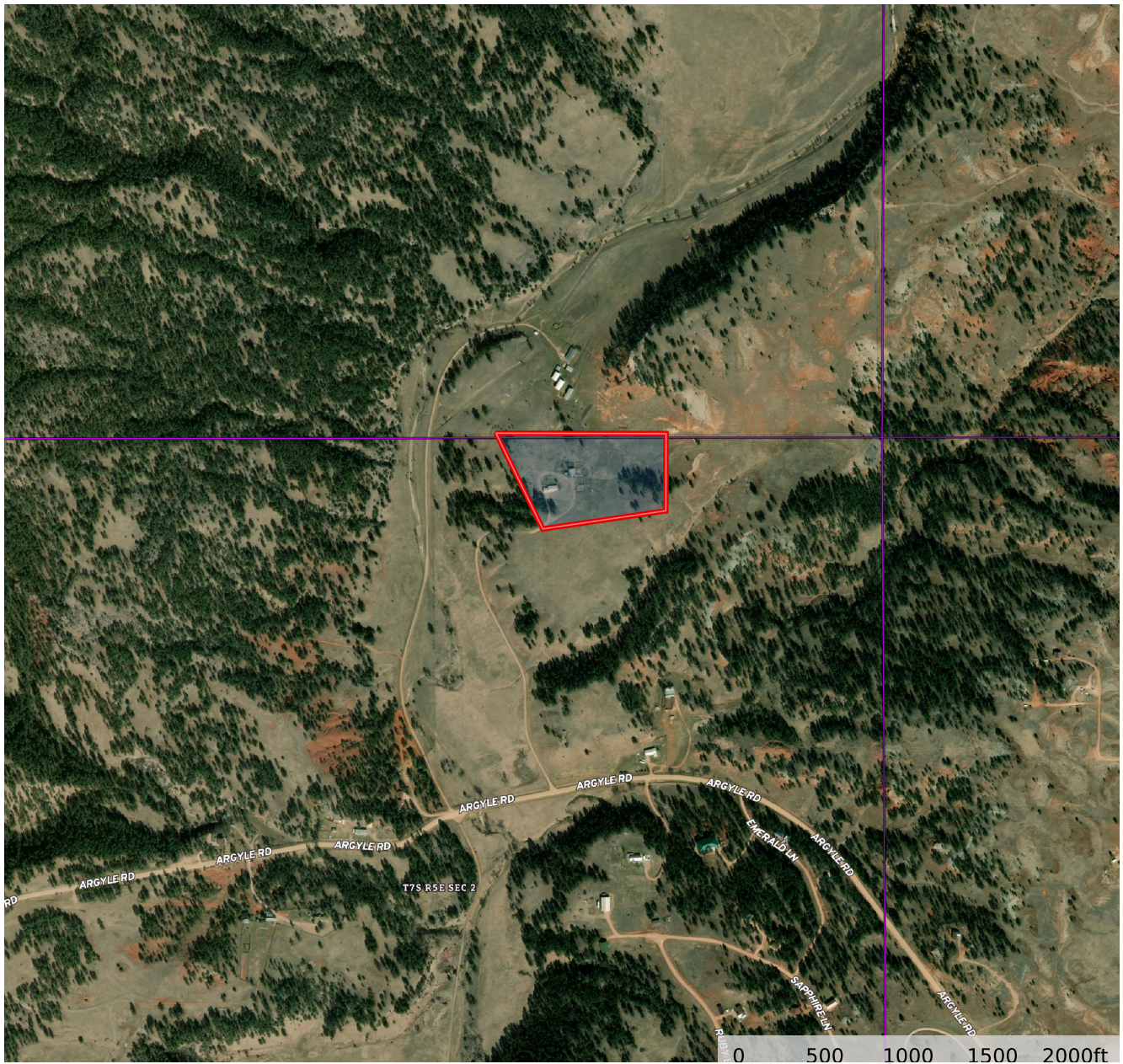
TRACT 1 LESS PAULTON TRACT HALF NOTE SUBD; LESS TRACT A OF TRACT 1 OF HALF NOTE SUBD; LESS LOT 3 OF TRACT 1; A TRACT TO BE PLATTED SITUATED NORTH OF ARGYLE RD. APPROX. 11 ACRES.





Paulton Property

Aerial Map













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