



BUTTE COUNTY RANCHETTE

Newell, SD

31.71 +/- Acres | \$399,900





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Executive Summary:

Just minutes from Newell city limits, the Butte County Ranchette affords you the enjoyment of wide open country living while being just up the road from all the comforts and conveniences of town. This 31.71 acre property includes approximately 20 acres that has historically been utilized as hay production as well as a nice sized pasture for your livestock. On the property is a modest two stall barn and corrals with wind break. The 3 bed 2 bath home is approximately 2,600 square feet in size with a main level and concrete finished basement. The basement does have a walk out door allowing you premium privacy of your own level! The Butte County Ranchette is up for your consideration at an affordable price of just \$399,000.



AERIAL LOCATION MAP FOR BUTTE COUNTY RANCHETTE



Location:

18167 Hwy 79, Newell, SD | Butte County

Directions:

From Newell, SD. Travel north 3.25 miles on SD Highway 79. The property lies along the west side of Highway 79 for approximately one quarter mile.

**Locale:**

The area surrounding the Butte County Ranchette is predominantly an agricultural community comprised of fertile farmland and productive grassland. Rich in history, Butte County was established in 1883 when still a part of the Dakota territory. The area's population began to grow after gold was discovered in the Black Hills by Custer's expedition in 1874, and homesteading gradually increased after the 1890s.

The town of Newell, home to around 650 residents, hosts all of the services needed and expected in a small town, such as K-12 school, grocery, banking, farm-ranch supply store, gas convenience stores, restaurants, churches, etc.

Regional services such as medical, commercial airline services, financial and legal, retail shopping, entertainment and higher education opportunity are all available in the surrounding communities of Rapid City, Spearfish and Sturgis.

Rapid City, 50 miles south, 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 at the Rapid City Regional Airport.

The Black Hills area offers an inviting mix of recreational and cultural experiences such as, Mount Rushmore, natural hot springs, fossil hunting, hiking, biking and rock climbing as well as superior hunting and fishing. Averaging 4 million visitors annually, the area remains a top tourist destination.



Operation: The Butte County Ranchette is best suited as a horse property.

Soils: The soils are mainly comprised of Pierre and Kyle Clay, Classes III, IV, and VI.

SOILS AERIAL MAP FOR BUTTE COUNTY RANCHETTE





SOILS REPORT FOR BUTTE COUNTY RANCHETTE

I  Boundary 32.67 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PrB	Pierre clay, 2 to 6 percent slopes	16.79	51.39	30	17	4e
PrD	Pierre clay, 6 to 20 percent slopes	7.17	21.95	30	16	6e
Kt	Kyle clay, terrace	6.75	20.66	65	21	4s
BmB	Bidman loam, 2 to 6 percent slopes	1.89	5.79	51	41	3e
Mn	McKenzie clay	0.07	0.21	14	15	5w
TOTALS		32.67(*)	100%	38.41	18.99	4.38

(*) 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.

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



Wildlife: White-tailed deer, antelope, coyote, grouse, turkey are plentiful in the area.

Topography: The property is comprised of gently rolling hills.

Utilities: Electricity services in the area is provided by Butte Electric.

Water: Water services are supplied by Butte-Meade Rural water.

Access: The east boundary of the property adjoins US Hwy 79 and access to the homestead is provided by a well graveled private drive.



Improvements: The property has been improved with a 3 bed / 2 bath home and outbuildings. The home was moved to the property in 2007.

Taxes: The 2022 real estate taxes on the property were \$1,367.02.

Price: The Butte County Ranchette is priced to sell in its entirety at \$399,900

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:

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

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

Butte County Ranchette Legal Description

Rittberger Butte County Ranchette
Butte County, SD

Township 9 North, Range 6 East, Butte County, South Dakota

Acres

Section 6: E2SE4 31.71

Total 31.71

The property consists of 31.71 +/- Acres



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