



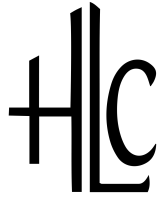
Union Center Ranchette

Meade County, SD

240 +/- Acres

\$750,000





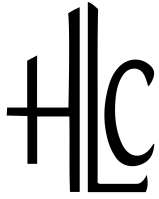
Union Center Ranchette
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Executive Summary: This Union Center Ranchette sits in a convenient little spot just 2 miles south of Union Center, South Dakota! Surrounded by productive farm ground, this piece would make an outstanding headquarters with on farm income that will be hard to out do! The improvements on the property are modest but sufficient. The home is quaint with 3 bedrooms 2 bathrooms and an unfinished basement. There are numerous barns and older corrals all provided with water from a private well.

Location: 19819 Hope Road, Union Center, South Dakota 57787

Directions: From the intersection of SD Highway 34 and Hope Road, drive south 2 miles. Property is on west side of the road.

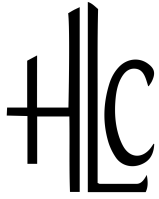


Locale: Union Center Ranchette is located 2 miles south of Union Center South Dakota, a small rural community in central Meade County. Meade county is a vast and varied county, morphing from rolling prairies in the east to the base of the Black Hills to the West. Primarily made up of small ranching communities, 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 noted for gently sloping topography.





Soils: Predominantly Swanboy Clay and Savo Blackpipe soils with an overall average NCCPI rating of 33.79

Access: The property is accessed via county gravel road with direct access on Hope Rd, just 2 miles south of SD Hwy 34.

Water: Water is provided via an owned private well.

Improvements: 3 bedroom - 2 bathroom home with full basement (poured). Nearly new 20,000 bu. grain storage and numerous outbuildings.

Utilities: Power is available on the property, provided by West Central Electric Cooperative, and fiber optics is available.

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

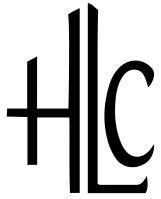
Wildlife: Wildlife on the property include whitetail deer, mule deer, antelope, turkey, grouse, coyote, and varmints of many types.

Acreage: 240 +/- Acres

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

Taxes: Taxes were \$2,418.94

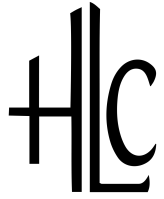
Price: The property is offered at \$750,000

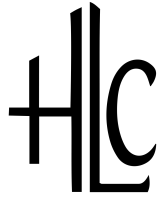


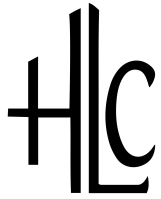
Legal Description:

Township 7 North, Range 12 East, BHM, Meade County, South Dakota:
Section 32: N1/2NE1/4, N1/2S1/2NE1/4, N1/2NW1/4, N1/2S1/2NW1/4

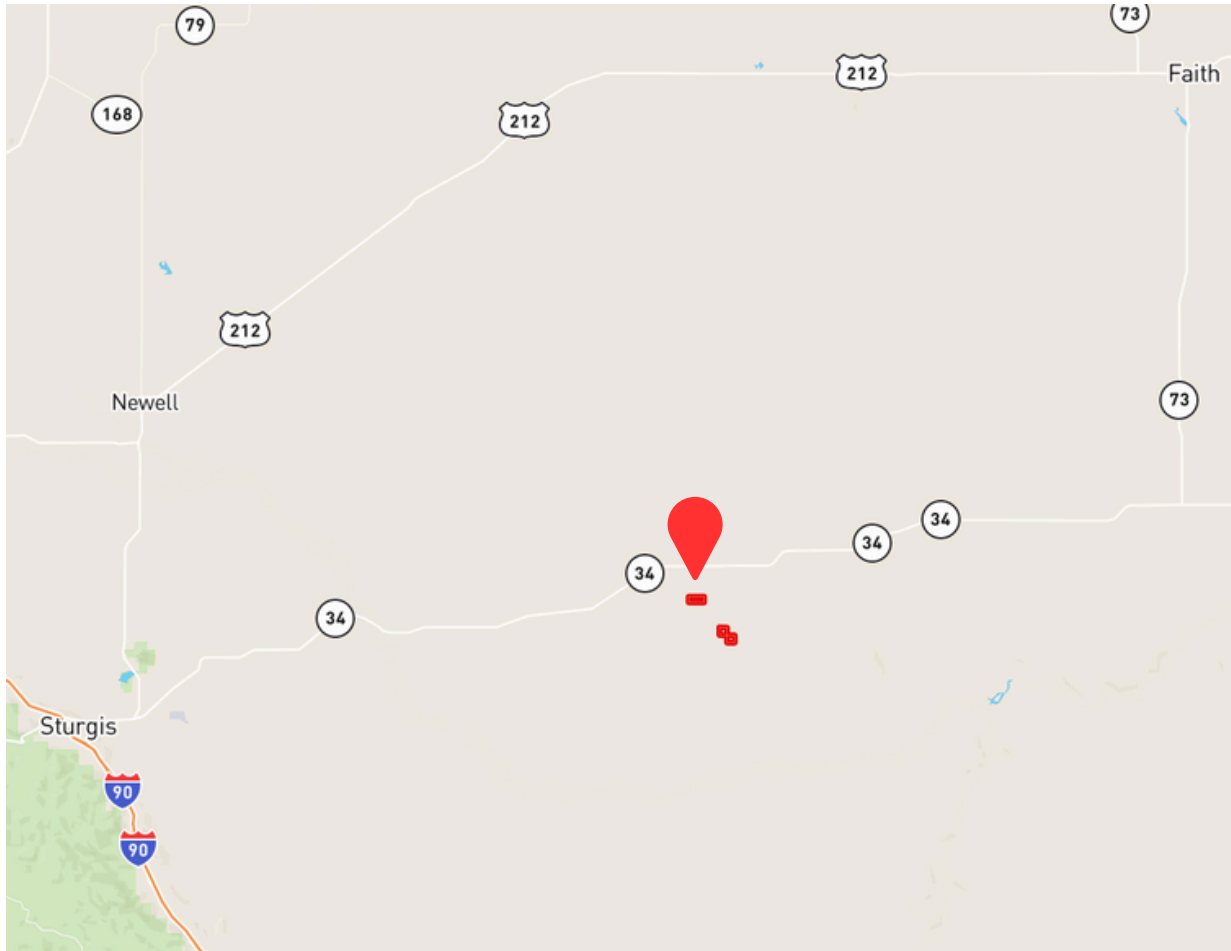








Union Center Ranchette | Meade County, SD Aerial Map



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