



Smith Creek Ranch

Perkins County, SD

Bison, SD

880 Acres +/- | \$925,000





Smith Creek Ranch

Perkins County, SD | Bison, SD

880 +/- Acres | \$925,000



Executive Summary:

The Smith Creek Ranch features a complete headquarter unit with three-bedroom ranch-style home, barn, corrals, machine shed and shop. The unit is situated on the banks of Smith Creek with abundant winter protection, complemented by productive feed base and fantastic wildlife.



Location:

The area surrounding the ranch is noted for exceptional livestock gains and crop production. Agri-business is strong in the local economy, with livestock markets, feed-yards, schools, banks, hardware stores, equipment dealers, churches and restaurants all within a short drive.

Directions: From Bison, SD- 5 miles west on SD Hwy 20, 7 South on Bixby Rd., 4 miles East on 136th, 1 1/2 miles South on 178th Ave.

Access:

The Smith Creek Ranch is accessed via 178th Ave. which enters the property from the north.

Water:

Water is provided by a windmill powered well at the HQ which feeds a storage tank of approximately 6,000 gal in size.



Operation:

The property features an attractive set of headquarter improvements, including a well-kept 3 bedroom - 2 bath ranch-style home with attached garage. Support structures include livestock barns, shop, and corrals along with several large pens and traps surrounded by large mature shelterbelts and windbreaks. Smith Creek runs through the full length of the property, providing exceptional winter protection as well as fantastic wildlife and game habitat. The grassland is in excellent condition with a diverse mix of vegetation. The soils on the tillable are comprised of Morton, Morton-Lantry and Regent loams. Of the total 880 acres, the property has 179 acres as an established crop base.





Taxes:

Taxes for the 2020 year were: \$4,307.20

Price:

The ranch is being offered at \$925,000.

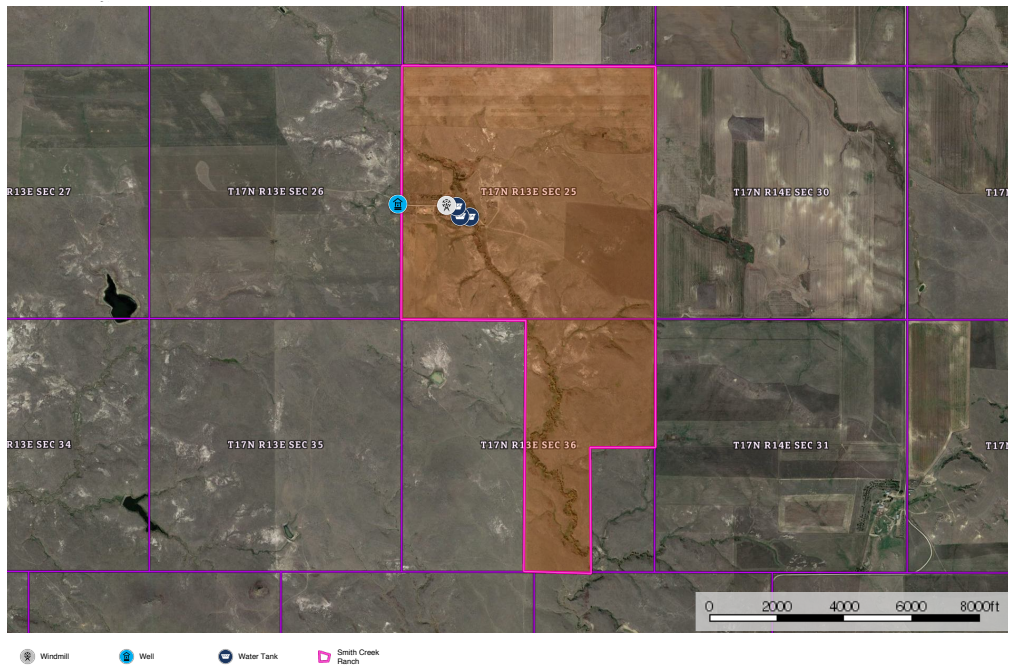




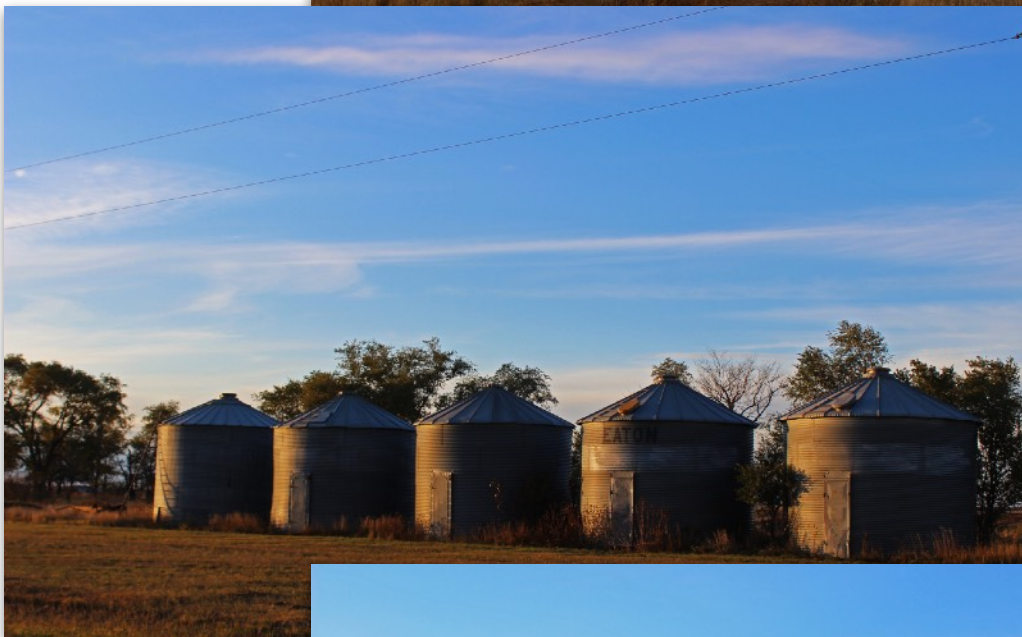
Smith Creek Ranch

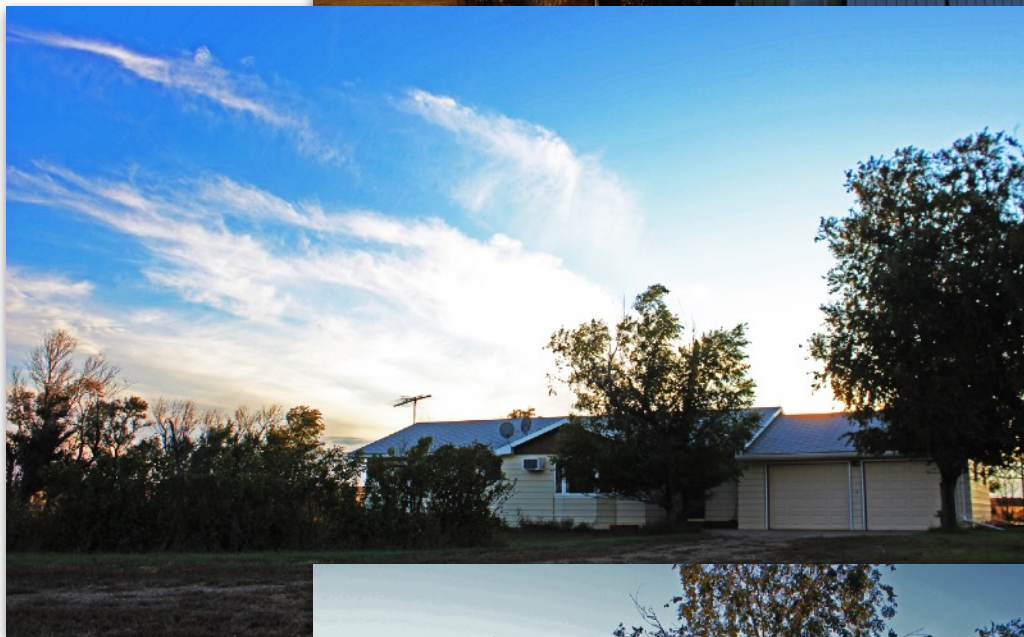
Perkins County, SD | Bison, SD

880 +/- Acres | \$925,000









Legal Description

Smith Creek Ranch

Bison, Perkins County, SD

Prepared by: Hewitt Land Company, Inc.

TOWNSHIP 17 NORTH, RANGE 13 EAST BHM, PERKINS COUNTY, SD	ACRES
SEC. 25; NE4, NW4, SW4, SE4, (ALL)	640
SEC. 36; NE4, W2SE4	<u>240</u>
	880

Acreages are derived from the Pennington County Assessor's office and are not guaranteed accurate. Property sells by legal description only. Actual legal description shall be derived from the commitment for title insurance when completed. Buyers shall be aware that the fences may not follow the property boundaries. This offering is subject to change, withdrawal or prior sale without notice.

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

1 **REAL ESTATE RELATIONSHIPS DISCLOSURE**

2 **South Dakota real estate brokers are required to develop and maintain a written office policy that sets forth agency and brokerage**
3 **relationships that the broker may establish. The broker must disclose in writing the types of agency and brokerage relationships the**
4 **broker offers to consumers and to allow a consumer the right to choose or refuse among the various real estate relationships. The**
5 **following real estate relationships are permissible under South Dakota law.**
6

7 **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
8 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
9 confidential information without written permission of the seller or landlord.

10 **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,
11 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
12 information without written permission of the buyer or tenant.

13 **X Disclosed Limited Agent:** Works on behalf of more than one client to a transaction, requiring the informed written consent of the clients
14 before doing so. A limited agent may not disclose confidential information about one client to another without written permission releasing that
15 information. While working to put the transaction together, agents in a limited agency transaction cannot negotiate nor advocate solely on
16 behalf of either the seller/landlord or buyer/tenant. A limited agent may not be able to continue to provide other fiduciary services previously
17 provided to the client.

18 **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
19 seller/landlord or buyer/tenant with an appointed agency agreement is represented by agents specifically named in the agreement. Any agents
20 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
21 his or her client and may only share confidential information about the client with the agent’s responsible broker or the broker’s designated
22 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
23 behalf of another party in the transaction. The responsible broker and the broker’s designee act as a disclosed limited agent when appointed
24 agents within the same firm are representing their respective clients in the same transaction.

25 **Transaction Broker:** Exercises reasonable skill and care in assisting one or more parties with a real estate transaction without being an
26 advocate for any party. Although the transaction broker will help facilitate the transaction, the licensee will serve as a neutral party, offering no
27 client-level services (such as negotiation) to the customer. The transaction broker may not disclose confidential information about a party to
28 another without written permission releasing that information.
29

30 **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
31 transaction from the responsibility to protect the party’s own interests. Persons should carefully read all documents to ensure that they
32 adequately express their understanding of the transaction. If legal or tax advice is desired, consult a competent professional in that field.
33

34 **All real estate licensees must provide disclosure of all actually known adverse material facts about the subject property or a party’s**
35 **ability to perform its obligations.**

36 **South Dakota law requires a written agreement which sets forth the duties and obligations of the parties as described in the brokerage**
37 **relationships itemized above.**
38

39 The office policy of Hewitt Land Company, Inc. (company) is to offer only those
40 services marked above.
41

42 By JD Hewitt (licensee)
43

44 **Acknowledgment:** I have been presented with an overview of the brokerage relationship options available and hereby acknowledge receipt of:
45 Real Estate Relationships Disclosure form

46 Consumer Real Estate Information Guide (residential property sales transaction only)

47 I understand that receipt of these materials is for disclosure purposes only and does not constitute a contract or agreement with the licensee.
48

49 Signature X Date _____ Time _____ am/pm
50

51 Signature X Date _____ Time _____ am/pm
52

53 **By marking a box and signing below, it is understood that the consumer is working without the benefit of client or transaction broker**
54 **representation.**
55

56 Buyer/tenant understands that Broker is not representing Buyer/Tenant as a client or working with Buyer/Tenant as a transaction broker.
57 Buyer further understands that Broker is acting as agent for the seller or is assisting the seller as a transaction broker.
58

59 Seller/Landlord understands that Broker is not representing Seller/Landlord as a client or working with Seller/Landlord as a transaction broker.
60 Seller further understands that Broker is acting as agent for the buyer or is assisting the buyer as a transaction broker.
61

62 Signature(s) _____ Date _____ Time _____ am/pm
63
64