



Ogallala Grassland

Oglala, SD

334 +/- Acres

\$334,000



HLC

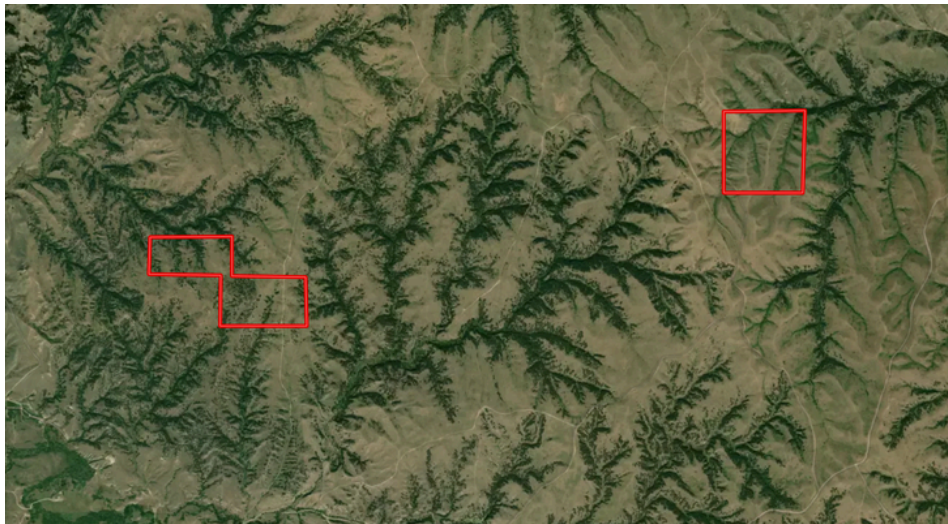
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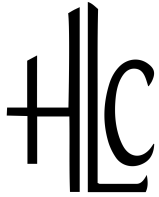


Executive Summary: This property consists of two tracts of native grassland located in an area of strong gains and historically abundant rainfall.

Location: Oglala, South Dakota

Property Directions: From Hwy 18 at Red Cloud School, take BIA #33 NE approx. 2 miles to a 2-track trail, then north 2 miles to the property. Shown by appointment only.





Locale: The Pine Ridge area is known for beautiful scenery, strong gains, and wildlife. This property is deeded and borders Oglala Reservation Trust lands. The property is just down the road from Red Cloud School and the new Red Cloud Heritage Center.

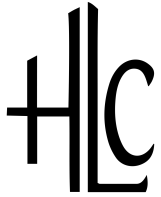
Wildlife: Abundant wild game can be regularly seen on the property.

Topography: The property is comprised of high pine-covered ridges and deciduous lined draws and coulees.

Soils: The soils are predominately silty loam.

Operation: The property in 33-37-44 is currently leased for the 2024 grazing season. There are no leases encumbering the property which will survive closing.





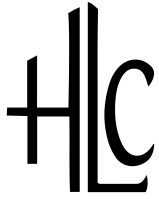
Access: Access to both tracts is available by graveled BIA roads and two-track trails.

Improvements: There are no structural improvements located on the property.

Utilities: Power is located on one of the parcels and is within.

Water: An electric-powered well is located on the tract described in 33-37-44. There is no existing well on the tract described in 3-36-45.

Lease: The property is currently subject to a grazing lease, however, there are no leases that will survive closing.



Acreage: 334+/- Acres

Taxes: The 2023 taxes for this property were \$3,904.93.

Price: The property is offered at \$334,000.

Legal Description:

NW1/4 Sec. 33; T37N, R 44W, Oglala Lakota Co, SD

Lots 1, 2, Sec 3; T36N, R45W Oglala Lakota Co, SD

S1/2SE1/4, Sec 35; T37N, R45W Oglala Lakota Co, SD

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

JD Hewitt: jd@hewittlandcompany.com | (605) 347-1100

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 **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 **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 **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
54 **By marking a box and signing below, it is understood that the consumer is working without the benefit of client or transaction broker**
55 **representation.**
56

57 Buyer/tenant understands that Broker is not representing Buyer/Tenant as a client or working with Buyer/Tenant as a transaction broker.
58 Buyer further understands that Broker is acting as agent for the seller or is assisting the seller as a transaction broker.
59

60 Seller/Landlord understands that Broker is not representing Seller/Landlord as a client or working with Seller/Landlord as a transaction broker.
61 Seller further understands that Broker is acting as agent for the buyer or is assisting the buyer as a transaction broker.
62

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