



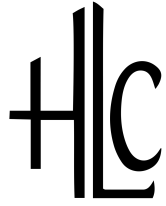
# Grandview Property

Rapid City, SD

9.85 Acres

\$299,000





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**9.85 Acres | \$ 299,000**

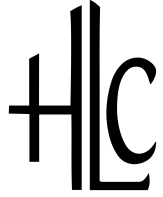


**Property Location:** Grandview Drive, Rapid City, SD

Property located directly south of South Middle School and is five minutes from the Monument Health campus.

**Executive Summary:**

- 9.85 Acre residential-commercial acreage in the heart of south Rapid
- Next to the beautiful NEW South Middle School and near Monument Health.
- Provides an opportunity as a potential building site or development property. The property is zoned as Low Density Residential. The topography is categorized as rolling. No covenants are applied.

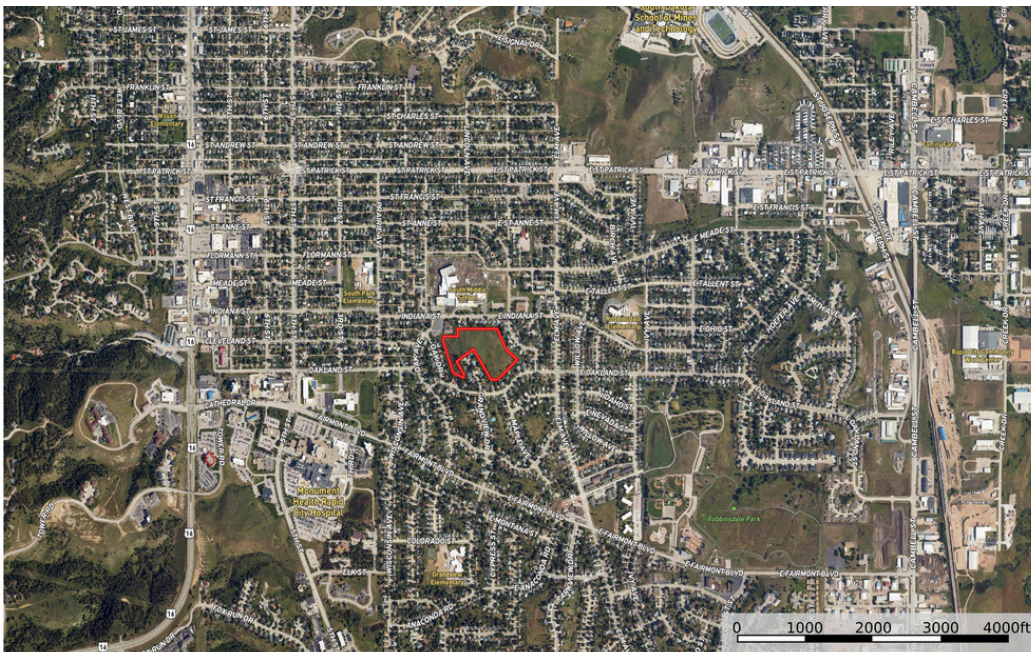
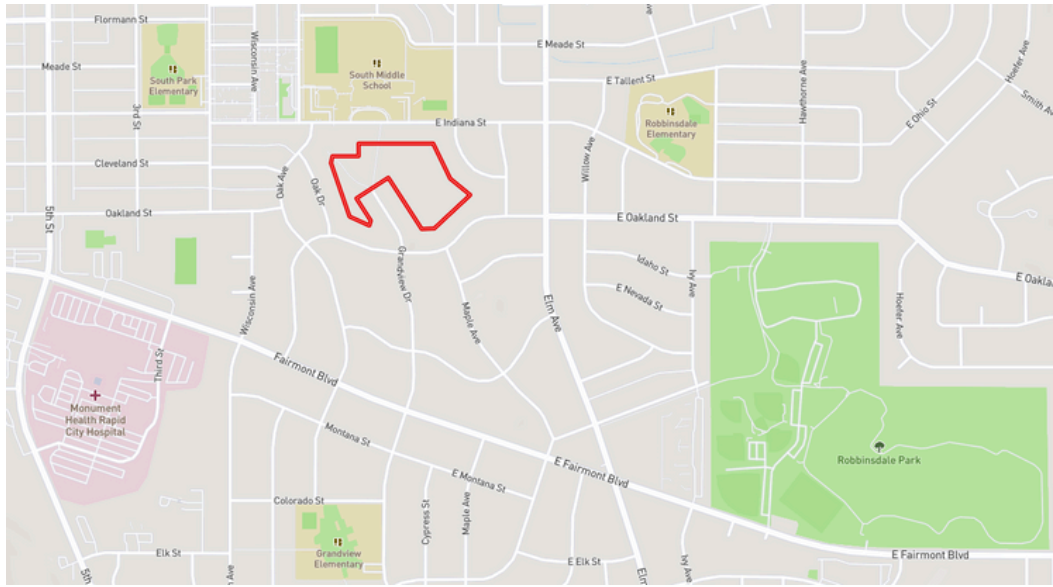
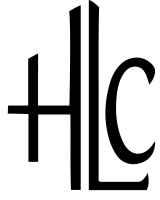


**Locale:**

The Grandview Property lies in southeast Rapid City, in the Robbinsdale Terrace subdivision.

Rapid City is home to 82,418 residents and is South Dakota's second most populated city. The 'City of Presidents' offers a generous mix of shopping, fine and casual dining, medical facilities and industry. Highlights of Rapid City include a thriving main street full of local shops and restaurants, historic hotels, Universities, Ellsworth Air Base and so much more. Regional flight services are available within a 9-minute drive at Rapid City Regional Airport with direct flights to over twenty major markets.

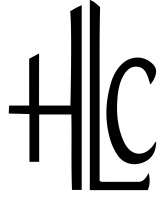
The Black Hills is home to multiple natural beauties including Rushmore Cave, Custer State Park, Black Elk Peak, Sylvan Lake and many more. With an exciting mix of recreational and cultural experiences this area continues to be a popular destination of choice for tourists and retirees alike. As population increases in the region, this property will be more conveniently located than ever.



**Access:** Access is available via Indiana Street or Grandview Drive.

**Improvements:** The property includes no improvements, and provides opportunity for future residential sites or as a development property.

**Utilities:** Black Hills Energy provides electric service to the lot. MDU provides gas to the lot. City water and sewer are available.



**Acres:** 9.85 Acres

**Taxes:** 2024 taxes payable in 2025 are \$939.72.

**Price:** The property is offered at \$299,000.

**Legal Description:**

- Township 1 North, Range 7 East, BHM, Pennington County, South Dakota
- Section 12; The Unplatted Pt of S1/2 NE1/4 and N1/2 SE1/4

**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:**

Contact: Troy Ward, ReMax Advantage: (605) 391-8877

JD Hewitt: (605) 347-1100

Tanner Hewitt: (605) 490-7952

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