



Badlands Overlook

Red Shirt, SD

130.96 +/- Acres

\$475,000





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Executive Summary:

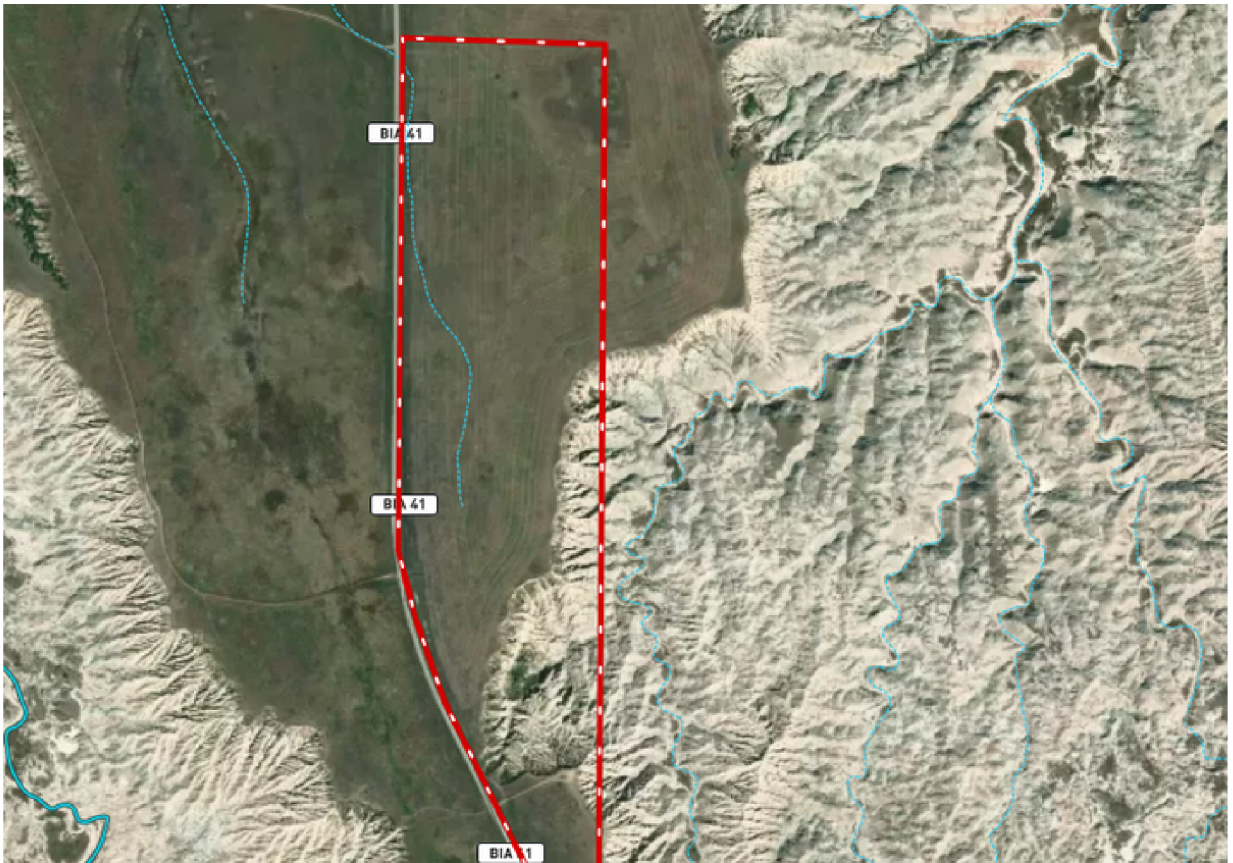
The Badlands Overlook property is a 130 acre piece lying on the western edge of the notorious South Dakota Badlands National Park. The park was initiated in 1922 and derived its name from the Lakota tribes translation of *mako sica*, which has the literal translation of “bad lands”, likely because the terrain proves difficult in travel and generally does not produce much for forage or wildlife. Though the bad lands are not highly productive, they have remained virtually untouched. Their rippling ridge tops, deep ridge cervices, and flat-topped plateaus leave an onlooker spell bound and create a habitat where only the strong survive. Come and enjoy western South Dakota where the wild things are and the freedom still rings true to those who live for the pursuit.





Location:

The Badlands Overlook is located in Oglala Lakota County, along BIA 41 south of Red Shirt 6 miles. The property is situated between the Black Hills to the west and Badlands National Park to the east and enjoys expansive views of both!





Locale:

The Badlands Overlook lends itself to many local attractions and experiences. The close town of Hermosa is a short 25 miles away and boasts the local school, senior center, and several dining options. Once dubbed the "Hub to History and Adventure", Hermosa is centrally located to many of South Dakota's greatest sights. Mt. Rushmore, Custer State Park, Badlands National Park, and Rushmore Cave are all just a short drive. Indulge yourself in the local Native American Sioux Tribe history at Crazy Horse Memorial. The second largest city in South Dakota, Rapid City, is within an hour drive and furnishes a plethora of shopping, fine and casual dining and features the local regional airport. Bordering the Badlands National Park, the Badlands Overlook gives way for beautiful 360-degree views with limitless State attractions available at your fingertips.



Electric: Black Hills Electric Cooperative

Water: Water is provided by the Mni Wiconi Water Treatment Plant/Coreline by way of the Ogalala Sioux Rural Water System.

Wildlife: Mule deer and Whitetail, Big Horn Sheep, Pronghorn, Grouse and Coyote can readily be observed.



Acreage: 130.96 +/- Acres

Mineral Rights: Sellers mineral interest will be included in the sale.

Taxes: The 2021 taxes were \$141.04.

Price: The Badlands Overlook is being offered for private treaty sale at \$475,000 USD.

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