



Volmer Ranch

Pennington County, SD

Owanka, SD

962 Acres +/- | \$1,200,000





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Executive Summary:

The Volmer Ranch is located a short 30 minute drive from Rapid City and offers convenient access, open spaces, wildlife habitat and functionality. Selling with owner financing and lease-back.



Location:

The Volmer Ranch is situated in the upper reaches of the Cheyenne River breaks 31 miles east of Rapid City, in Pennington County SD. The local community of farms and ranches is known as the Owanka - Wicksville communities.

Locale:

Today the Black Hills offer an inviting mix of recreational and cultural experiences and the area continues to be a destination of choice for tourists and retirees alike. As populations increase in the region, this property will be more conveniently located than ever.

Regional flight service is available 35 minutes away at the Rapid City Regional Airport. Rapid City is the second largest city in South Dakota and offers all types of shopping, fine and casual dining, medical facilities and industry.

In the nearby Black Hills area, countless recreational activities are available, including Custer State Park, the Badlands National Park or its' outskirting National Grass Lands, Rushmore Cave, natural hot springs, abundant wildlife in the Black Hills, fossil hunting, and rich history of the Native American Sioux Tribe.



Access:

Access to the property is remarkable. The ranch is accessed by a short stretch of gravel off Hwy 14-16. Hwy I-90 borders the property for 2 miles.

Operation:

The ranch has been operated as a cow/calf production unit and has been grazed primarily during the winter and spring months for which the ranch is well suited given the long, deep, brushy and well-timbered draws and coulees. The grassland on the property is well-sodded and boasts many cool and warm season grass varieties.





Water:

The Volmer Ranch is serviced by the Owanka Rural Water Assn. which provides both domestic and livestock services. The ranch has a complete waterline system with large tire tanks dispersed across the property. There are also several well-placed dams on the ranch.

Fencing:

The property is fenced and cross fenced into several pastures providing opportunity to manage grazing and herd rotation. Some of the fence-lines have been placed for convenience and do not follow the property boundaries. Any refencing would be at the buyer's discretion and expense.





Topography:

The Cheyenne River Breaks reach into the eastern half of the ranch and are filled with thick stands of cedar trees and brushy thickets. The ridges are grassy and well sodded with a gravelly base. The western half of the ranch is gentle and rolling with wide productive draws/coulees. The grasses are comprised of a good mix of cool and warm season varieties from buffalo and gamma grasses to green needle, western and slender wheat.

Improvements:

The ranch improvements make a nice headquarters and are comprised of an original Sears and Roebuck home, shop and combination barn with attached working corrals.





Taxes:

Taxes for the 2019 year were: \$3,952.82

Seller Carry-Leaseback:

The Ranch is being offered with Seller financing and under a provision that the Seller continue under a lease agreement with a new owner. Terms and conditions may be discussed upon request.

Price:

The ranch is being offered at \$1,200,000 under the provisions outlined above (Seller Carry - Leaseback). Offers will be considered.

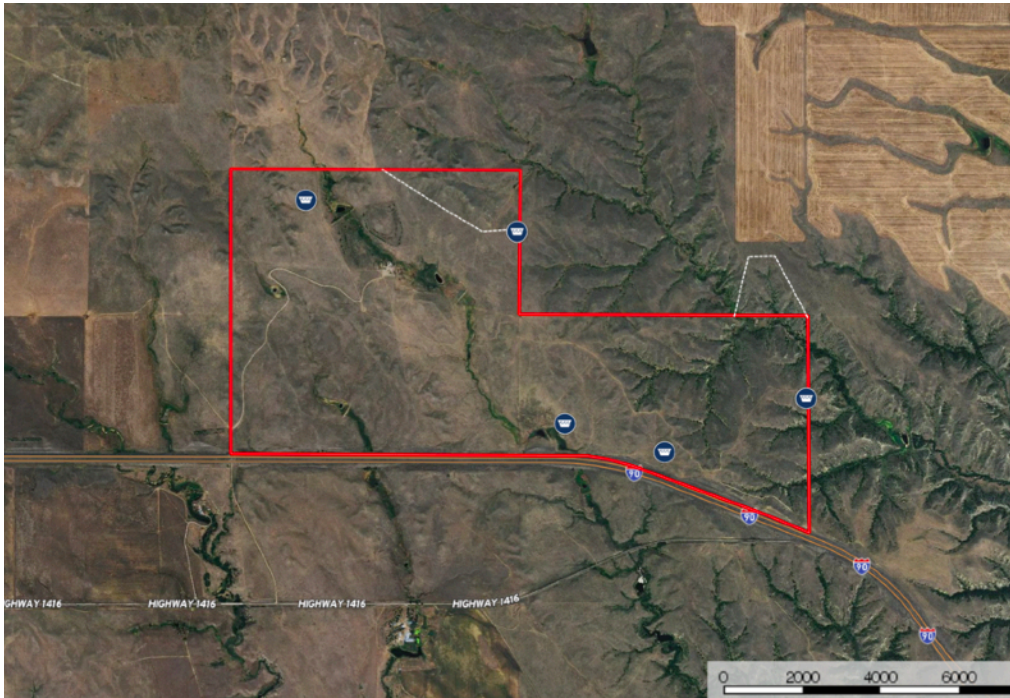




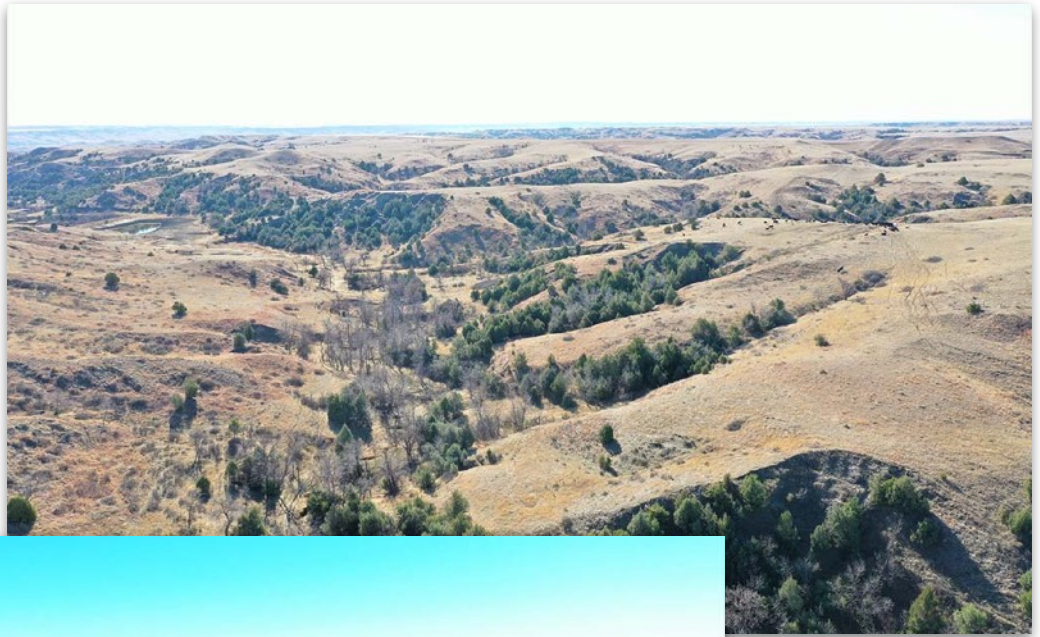
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Legal Description

Volmer Ranch

Owanka, SD

Prepared by: Hewitt Land Company, Inc.

TOWNSHIP 2 NORTH, RANGE 13 EAST, PENNINGTON COUNTY, SD	ACRES
Section 22; S1/2	320
Section 26; N1/2 Less Hwy ROW, S1/2 Part Lying north of Hwy I-90	348.66
Section 27; N1/2 Less Hwy ROW	<u>293.52</u>
Total Deeded Acres	962.18

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

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

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