



Red Canyon Ranchette

Fall River County, SD

159.99 +/- Acres

Newly Priced: ~~\$1,289,000~~ \$997,000





Red Canyon Ranchette

Fall River County, SD

159.99 +/- Acres | ~~\$1,289,000~~ \$997,000



Executive Summary:

This acreage has a lot to offer in a beautiful part of the world. Located in the Southern Hills within 20 minutes of Hot Springs or Custer, the property is straddled by 45,000 acres of US Forest land. Beautiful modern two-story home, fully furnished 1910 log cabin guest home in excellent condition, barn and working corrals in a fairytale setting along rim rock ridges, timbered creek, and open pastures. The Red Canyon Ranchette is a true forever home and recreational paradise!



Location:

The Red Canyon Ranchette is located in the beautiful Southern Black Hills at 27449 Red Canyon Road, Edgemont, SD. Nearby towns in Fall River County include Edgemont- 11 miles, Hot Springs- 20 miles, and Custer- 33 miles.

Directions from Hot Springs: Take US Hwy 18 West 11.5 miles to the Hwy 89 Junction (Minnekota), North on Hwy 89 1 mi to Pilger Mtn. Rd, West on Pilger Mtn Rd 5 miles to Red Canyon Rd. then South on Red Canyon Rd 2 miles to the property (27449 Red Canyon Rd, Edgemont, SD)

Locale:

The nearby small town of Edgemont, population 700, is the closest community.

The community of Hot Springs, population 3,500, has been called “the Southern Gateway to the Black Hills” because of its native charm, temperate year-round weather, outdoor recreation, and easy access to local attractions. In addition to the hospitality industry, Hot Springs is home to the county seat, many local businesses, a K12 public school and private elementary school. Two universities are located within one hour’s drive.

Regional flight service is available within an hour half drive at Rapid City, SD. Rapid City is the second largest city in South Dakota and offers all types of shopping, fine and casual dining, medical facilities and industry.



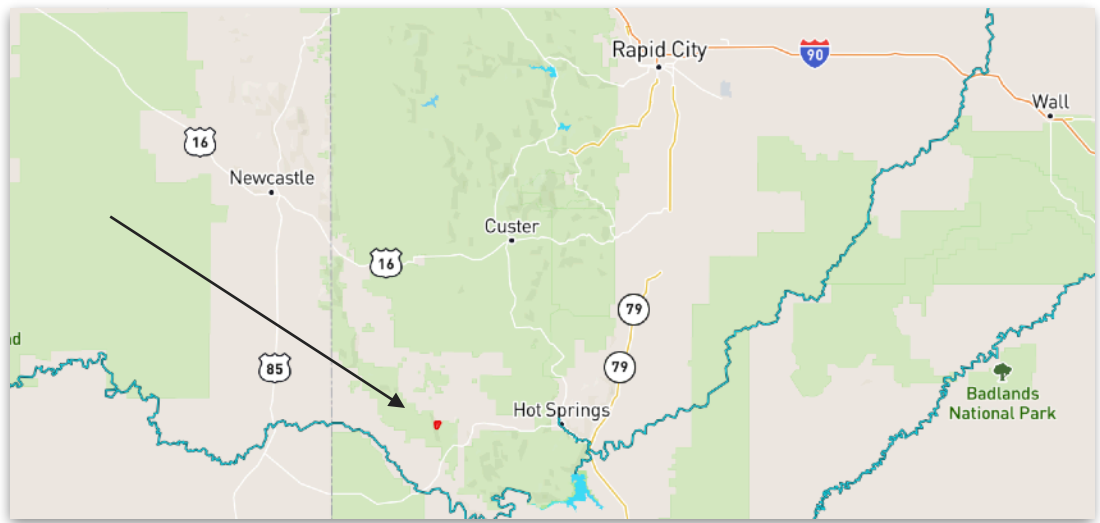
Locale, Continued:

Today the Black Hills offers 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.

Hunting, fishing, boating, camping, golfing, and outdoor recreational opportunities abound in the Southern Black Hills area. The greater Black Hills region is a treasure-trove of not only natural beauty, but tourism as well, averaging 4 million visitors annually.

Ranked #1 by Forbes as the best state for business costs in 2019 (<https://sdgoed.com/build-your-business/>), South Dakota is a business-friendly environment that encourages a secure economy, room to innovate and a reliable workforce.

If you're looking for a spacious lifestyle with wide open spaces, plenty of room to breathe and the beautiful Black Hills landscape, this area is the perfect blend of serene privacy with amenities within reach.





Improvements:

Main residence: Built in 1985, this 1,262 sq. ft. two-story home features 2 bedrooms and 1 ½ bathrooms with the oversized detached 2 car garage added in 2005. The home is tastefully appointed in enduring elements of wood, masonry and brick. It provides an open and spacious floorplan, 18' ceilings and concrete counter tops and sink. The home is comfortably heated by forced air and a wood stove for chilly nights. An attic fan and numerous ceiling fans provide an extra measure of ventilation. Featuring both a wooden deck and a covered patio, this home provides many options of outdoor living in which to relax and enjoy the surroundings.

Cabin: The property also contains a charming, rustic two-room cabin built in 1906, which is located just down the hill from the main residence. The cabin features hand hewn logs- dove tailed and chinked- and a rail fence. Completely updated with power, full bath and shower, newer windows, a wood stove, propane furnace, and a covered porch, this cabin is the perfect spot to sit and enjoy a fresh cup of coffee and take in the view! This feature could provide a multitude of uses from a private guest house to VRBO!

Outbuildings: The well-maintained and functional corrals include metal gates and continuous fence hung on wooden posts, a covered tire tank and open faced barn with metal roof. The 1,920 sq ft shop, built in 2012, is also situated next to the corrals. The shop is insulated and heated, and includes a garage door for easy access.





Operation:

The property has served well as a family residence and headquarters of the family's cow/calf and beef operation. In addition to the well-sodded grassland, there has been a number of terraces constructed in the hay meadows in order to capture the snow melt and runoff when the opportunity presents itself.

Water:

There is a private well located on the property which produces a generous volume of water and serves the home, cabin, corrals and is piped throughout the property.

Utilities:

Electric service is provided by Black Hills Electric Coop in Custer.

Fiberoptic communication is available to the property, provided by GoldenWest Telephone Cooperative.



For more information or to schedule a viewing, please contact:

Tanner Hewitt: tanner@hewittlandcompany.com | (605) 490-7952

JD Hewitt: jd@hewittlandcompany.com | (605) 791-2300



Wildlife:

The property borders thousands of acres of Black Hills National Forest and while it has not been commercially hunted, provides a home to an abundance of small game and game birds such as sharp tailed grouse, coyote, bobcat as well as big game species such as mule deer and whitetail along with sizeable local herds of elk which may be heard bugling and bedding on the shady slopes.

Taxes:

The 2021 taxes for the Red Canyon Ranchette are a modest \$3,406.52.

Price:

The Red Canyon Ranchette is being offered for private treaty sale at a reduced price of ~~\$1,289,000~~ \$997,000 USD.



For more information or to schedule a viewing, please contact:

Tanner Hewitt: tanner@hewittlandcompany.com | (605) 490-7952

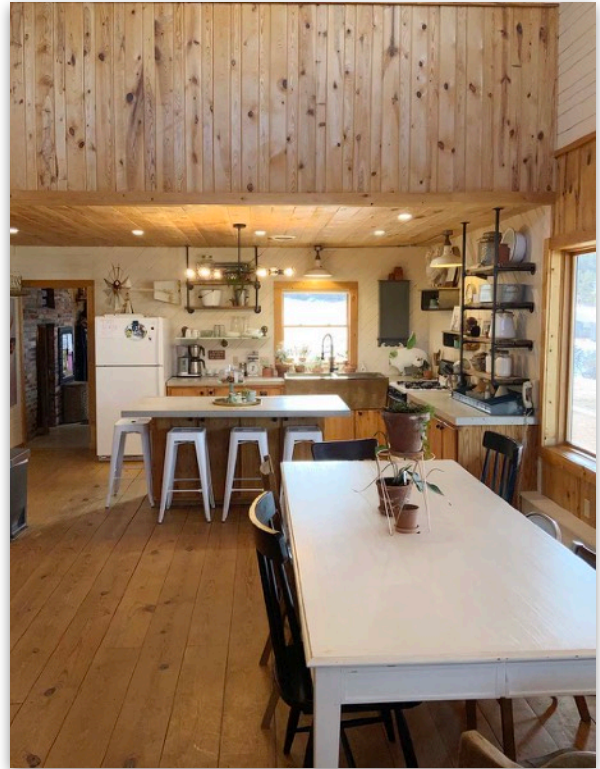
JD Hewitt: jd@hewittlandcompany.com | (605) 791-2300













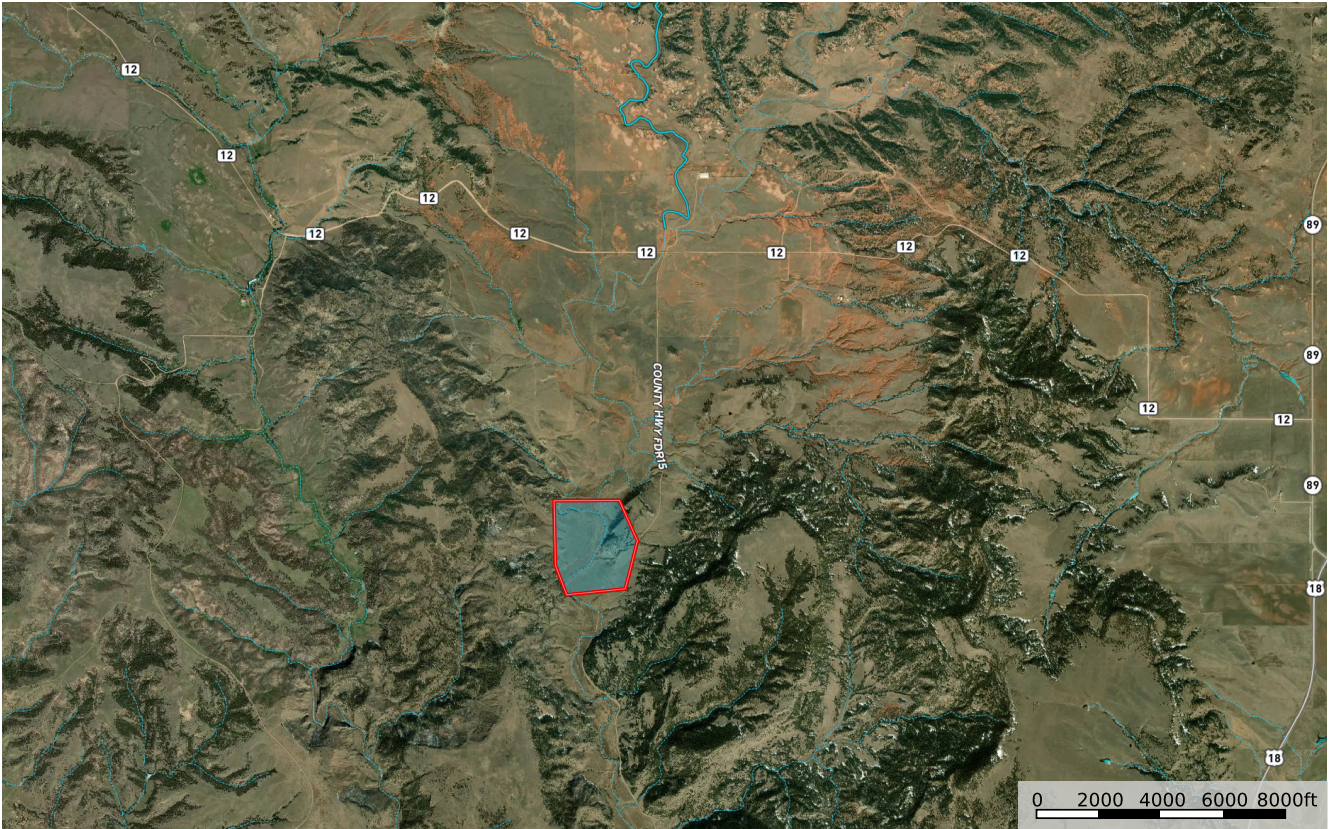




Red Canyon Ranchette

Fall River County, SD

159.99 +/- Acres | ~~\$1,289,000~~ \$997,000



Legal Description

Red Canyon Ranchette

Fall River County, SD

Prepared by: Hewitt Land Company, Inc.

Township 7 South Range 3 East of BHM, Fall River County, SD

HOMESTEAD ENTRY SURVEY NO. 343, SEC 20, TWP 7S, RG 3E

Consisting of 159.99 +/- Acres



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