

HUGHES & BEADLE COUNTY, SD

»LOTS SELLING IN 7 TRACTS«

UNRESERVED ONLINE LAND AUCTION



Sellers: If you are thinking of selling your property, please attend this auction and see how it works!

Sellers: Deuce LLC & Tilth Unlimited

Contact Your Listing Agent

Brad Otte 605.685.5716

BigIron REALTY

[EXPERTS IN SELLING LAND]

Bid Online

**SEPT. 19-
OCT. 3, 2024**

BIDDING ENDS AT 11 A.M. CDT

Get a salebill, register and bid at

www.bigiron.com



**View Current
Land Listings & Auction
Sale Dates on**



1: 1 Acre± 3 Blocks From SD State Fairgrounds, Huron, SD

Description: 165' x 240' tract in southwest Huron, South Dakota. The tract is adjacent to Buchanan Elementary School and the City of Huron baseball diamonds. It would be a great 1-acre residential lot or subdivide, currently zoned R2 Residential.

Legal: Lots 9 through 12, Block 4, Black and Sterling Addition, City of Huron, Section 2, Township 110N, Range 62 W, Beadle County, South Dakota.

Location: At the corner of Nicollet Avenue SW and 5th Street SW, Huron, South Dakota.

2023 Taxes: \$189.70

2: 3.1 Acres Adjacent to Pierre, SD Walmart

Description: This 3.1-acre tract has street access by Black Hills Avenue and Arthur Street. The tract has Arthur Street frontage, and there is a 6,000 square foot steel building on the tract. This tract is located adjacent to the Pierre Walmart and Black Hills Federal Credit Union. Huge development potential.

Legal: All of Lots 14 and 15, less Right-of-Way, B & E Addition, to the City of Pierre, Hughes County, South Dakota.

Location: 1526 North Arthur Avenue, Pierre, South Dakota.

2023 Taxes: \$1,781.96

3: 36 Lots North of SD State Health Lab on 4th St, Pierre, SD

Description: 36 lots located north of 4th Street in northeast Pierre. These lots are all 25' x 125' and are contiguous. This tract has frontage on East 4th Street in Pierre. There are proposed streets on the east and west boundaries.

Legal: Lots 1 through 24 and Lots 35 through 46, less H1, Block 4 of Parkview Addition in the City of Pierre, Hughes County, South Dakota.

Location: North of East 4th Street directly north of the South Dakota Department of Health Facility.

2023 Taxes: \$279.86

4: 36 Lots Near 4th Street, Pierre, SD

Description: 36 lots located north of 4th Street in northeast Pierre. These lots are all 25' x 125' and are contiguous. There are proposed streets on the east and west boundaries.

Legal: Lots 1 through 12 and Lots 25 through 48, Block 8 of Ervin's Fairview Addition in the City of Pierre, Hughes County, South Dakota.

Location: North of East 4th Street just west of the Edgewood Assisted Living Facility.

2023 Taxes: \$25.86

5: 5 Acres Overlooking Lake Oahe Near Peoria Flats, Pierre, SD

Description: 5-acre tract overlooking beautiful Lake Oahe near Peoria Flats. It is approximately 15 ½ miles northwest of Pierre, South Dakota. Access is by county road and section lines. The tract is in the cedar breaks above Lake Oahe and has Army Corp of Engineers land on 3 sides. The tract is approximately 160 yards from the lake shore depending on lake levels.

Legal: E ½ SE ¼ SE ¼ SW ¼ Section 13, T112N, R81W; Hughes County, South Dakota.

Location: Approximately 15 ½ miles northwest of Pierre, South Dakota.

2023 Taxes: \$1,228.82

6: 3.5 Acres Development Land North of Elevator On HWY 14, Harrold, SD

Description: 3.5± acres tract along Highway 14 in Harrold, South Dakota. This tract has frontage with Dual approaches off US Highway 14, Pierce Street and Eastman Ave. Excellent Bin Site or Industrial Development Property. Lies North of RCP&E Railroad tracks and Prairie Grain Partners East Facility. There is an undeveloped street to the west boundary.

Location: South side of Highway 14, west of Eastman Ave, Harrold, South Dakota.

2023 Taxes: \$114.38

7: 2 Lot Home Site In Harrold, SD

Description: 2 city lots totaling 7,332 square feet in the city limits of Harrold, South Dakota. These lots are at the corner of Harris Avenue and 1st Street.

Legal: Cavanaugh's Addition, Lots 11 and 12, Block 5, Harrold, Hughes County, South Dakota.

Location: Harris Avenue and First Street, Harrold, South Dakota.

2023 Taxes: \$12.44

**Attend the Auction
October 3, 2024**

9 a.m. CDT until bidding ends

**Red Rossa Italian Grill (Plains Room)
808 W Sioux Ave. | Pierre, SD 57501**

BigIron Realty representatives will be there to answer questions about the property and assist buyers with bidding online. You do not have to be present to bid online, but you are required to be available by phone. **Sellers:** If you are thinking of selling your property, please attend this auction and see how it works!

For more information on the property,
visit www.bigiron.com

BIDDING PROCESS

The bidding increments will be \$500/Per Tract. The final sale price will be calculated based on the highest bid. Real Estate Agent reserves the right to adjust bidding increments. You may place bids on these tracts for 14 days beginning September 19, 2024, and ending October 3, 2024, at 11:00 a.m. This unreserved online auction features bidding extensions. The closing times will be automatically extended when any one of the coupled tracts receives a bid in the last 5 minutes and will close simultaneously when none of the tracts receive a bid for 5 minutes. This will allow bidders to monitor each tract without the fear of missing out on any other tract. NOTE: Do not wait until the day the auction closes to register to bid online. All bidders must be approved to bid, so register at least 24 hours prior to the auction close or call 800-887-8625 for assistance.

TERMS & CONDITIONS

The successful buyer will be required to enter into a written purchase agreement immediately after the sale with a 10% non-refundable down payment to be payable to the Title Company. The earnest deposit can be made by a personal check, company check, or by wire transfer. The balance will be due at closing on or before November 4, 2024. The seller will provide marketable title to the buyer evidenced by title insurance; the title insurance and owners' policy premium will be paid by the seller and lender fees will be paid by the buyer. The 2024 real estate taxes will be prorated to the day of closing. Property will not be sold subject to financing. Bidding increments may be changed at the discretion of the Real Estate Agent. Please have all financial arrangements made prior to the auction. The written purchase agreement, to be signed by the seller and buyer after the auction, is the sole and controlling document of this sale and supersedes any and all other terms whether verbal, written, expressed or implied and shall be the sole and controlling document for this real estate transaction. BigIron Realty is working for the seller.

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions. Copyright 2024 BigIron Realty. All rights reserved.

THE BIGIRON REALTY ADVANTAGE



QUICK LAND SALES

When you list your property on our online land auction platform, it is **guaranteed to be sold after six weeks.**



MORE MONEY IN YOUR POCKET

Our online land auctions **consistently outperform** traditional auctions and listings.



UNMATCHED MARKETING REACH

We market land auction listings to **hundreds of thousands of potential buyers** across the United States using traditional and innovative marketing methods.

Celebrating 40 years of farm real estate experience, BigIron Realty brings that experience directly to you with our unique online platform where bidders from around the country can bid on your land anytime, anywhere. Our rural values, paired with today's technology, give you the real estate experience you deserve.

BigIron
REALTY

4860 33rd Avenue
Columbus, NE 68601

www.bigiron.com

800.887.8625



HUGHES & BEADLE COUNTY, SD

» LOTS SELLING IN 7 TRACTS «

UNRESERVED ONLINE LAND AUCTION



Bid Online
**SEPT. 19-
OCT. 3, 2024**
BIDDING ENDS AT 11 A.M. CDT

Get a salebill, register and bid at
www.bigiron.com

Sellers: Deuce LLC & Tith Unlimited

Contact Your Listing Agent

Brad Otte 605.685.5716

BigIron
REALTY

[EXPERTS IN SELLING LAND]



Tract #1



Tract #2



Tract #3



Tract #4



Tract #5



Tract #6



Tract #7