

335.31± Acres

Meade County, South Dakota

Unreserved Online Land Auction

Selling in 6 Tracts

Bid Online

JUNE 6-20, 2024

BIDDING ENDS AT 11 A.M. MDT

Get a salebill, register and bid at

www.bigiron.com



Premier Properties, LLC

2700 West Main Street, Rapid City, SD 57702

www.premierrapidcity.com



SELLERS: PEGGY CREEK RANCH LLC

BIGIRON REALTY ADVANTAGE

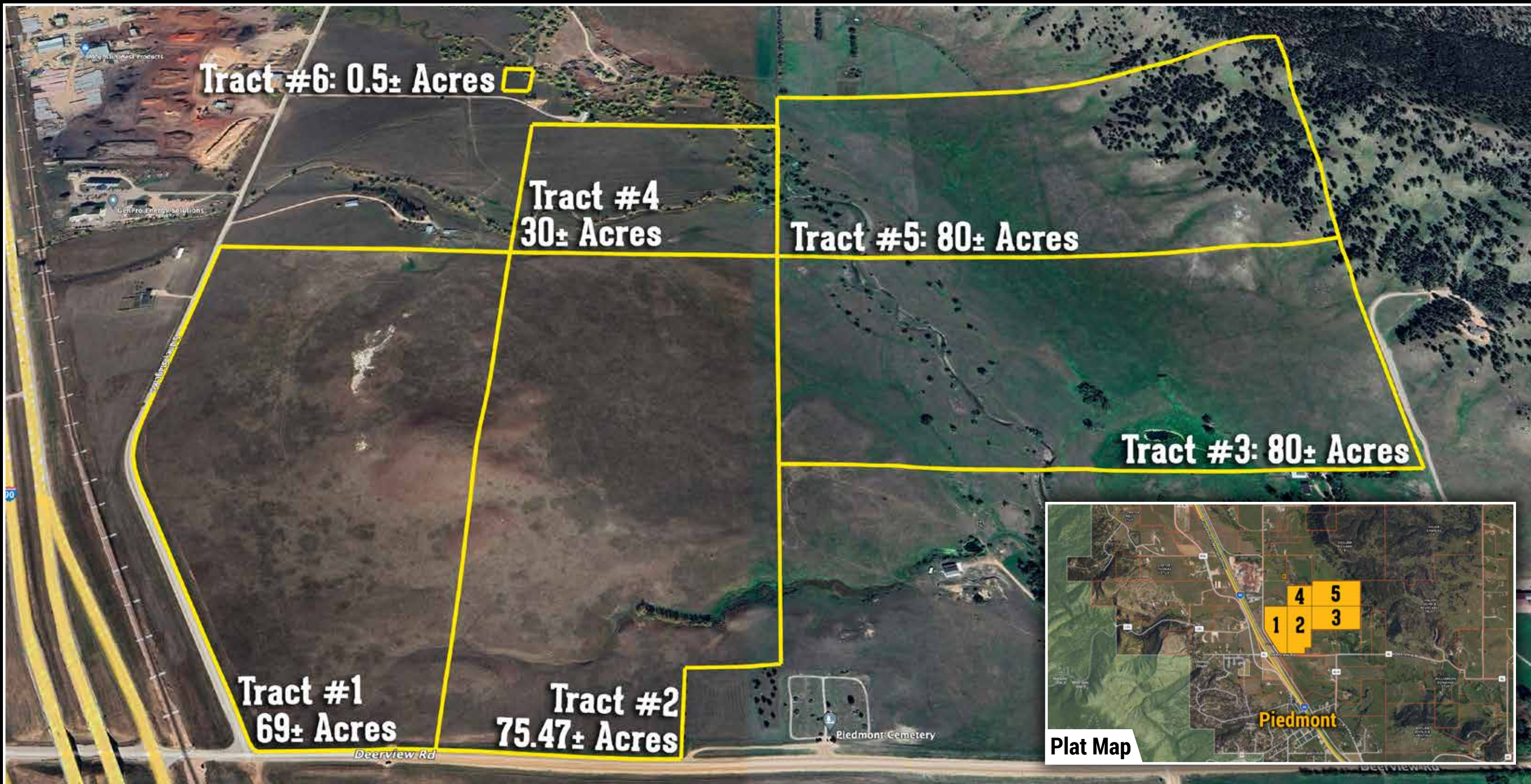
RURAL VALUES | UNMATCHED MARKETING REACH | INDUSTRY EXPERTISE

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Auction Hosted by:

BigIron

REALTY



Seller
Peggy Creek Ranch LLC

For more information on these properties, visit
www.bigiron.com or contact the listing agent,
David Peterson 605.390.2709

Tract #1: 69± Acres

General Description:

This 69-acres is located at Sidney Stage Road and Deerview Road Corner. Relatively flat meadow sloping up to the east. Highway visibility and easy full service I-90 Exit 44 access. Minutes to downtown Piedmont. Public access from Sidney Stage Road along the northern boundary. Natural gas, fiber, and electricity is located along the frontage of Sidney Stage Road.

Legal Description:

E1/2SE1/4 less ROW, less Lot H-2 & Lot A Located in Section 4 T3N R6E, Meade County, SD.

2023 Taxes:

\$208.48



Tract #3: 80± Acres

General Description:

This 80-acre tract is in the southeast corner of the ranch. This tract is fenced on 3 sides. The fence is not on the entire property line to the east. Here you have a building site out of the FEMA flood map, a creek, a spring, and a small stock dam located on the property. Mostly meadows with good grass, trees and rock outcroppings.

Legal Description:

NW1/4SE1/4 & NE1/4SW1/4 Section 3 T3N R6E, Meade County, SD.

2023 Taxes:

\$319.18 estimated



Tract #2: 75.47± Acres

General Description:

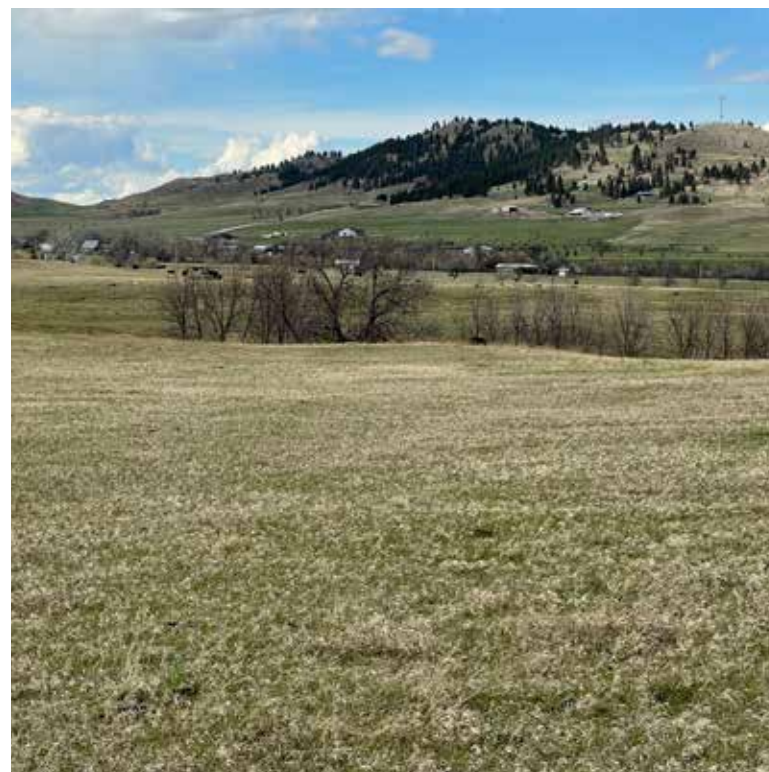
This 75.47 acres with public access available along Deerview Road as well as the northern boundary. Multiple building sites affording views of Piedmont Valley. Benefiting from the hill along the western boundary, a tree lined drainage occupying a portion of the southern, this is a diverse offering. Fenced on 3 sides, this makes a terrific horse, small ranch offering. Natural gas, fiber, and electricity is located along the frontage of Sidney Stage Road.

Legal Description:

W1/2SW1/4 less ROW & Tract A Section 3 T3N R6E BHM, Meade County, SD.

2023 Taxes:

\$310.12



Tract #4: 30± Acres

General Description:

This is a 30-acre former homestead lot. Power and well - no guarantee. This is a nice flat 30-acre tract with the two creeks converging on it. Nice trees and usable space. There is a windbreak and mostly fenced. Convenience fencing along the creek. Access will be from Sidney Stage Road or from the driveway of the neighboring home. Recorded access easement.

Legal Description:

SW1/4NW1/4 less Tract A Section 3T3N R6E, Meade County, SD.

2023 Taxes:

\$273.26 estimated



Tract #5: 80± Acres

General Description:

80 acres previously platted into 4 tracts. Offering an epic opportunity to capitalize on gains from improving access. Fenced on three sides the large meadow is looked down upon as you ascend the hill, revealing 180 degree views up and down the corridor. Several potential elevated building sites as well as a building site prior to crossing the creek bed. This makes for an impressive ranchette. The eastern fence is not on the property line. Check with Piedmont Ordinance for new subdivisions. This one is already platted.

Legal Description:

Tracts 1-4 Soelzer Subdivision located in Section 3 T3N R6E, Meade County, SD.

2023 Taxes:

\$319.18



BIDDING PROCESS

The bidding increments will be \$100/acre. The final sale price will be calculated based on total acres times the highest bid. Real Estate Agent reserves the right to adjust bidding increments. You may place bids on this property for 14 days beginning June 6, 2024, and ending June 20, 2024, at 11:00 a.m. MDT. This online auction features bidding extensions. If a bid is received within five minutes of the scheduled close time on any of the tracts, the bidding period is automatically extended to five minutes on all of the tracts. This will continue until there is a five-minute period where no bids are placed. 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 before the auction closes 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 July 19, 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. Premier Properties, LLC / David Peterson, Broker & BigIron Realty are Seller's Agents working for the seller.

Attend the Auction

Thursday
June 20, 2024
9 a.m. MDT until bidding ends

American Legion
101 Pine Street
Piedmont, SD 57769

David Peterson and BigIron Realty Agents will be at the Legion in Piedmont, SD, on June 20, 2024, from 9:00 a.m. until the conclusion of the online auction. Please come during the times scheduled to discuss the property. Representatives will be there to assist buyers with registering to bid online. You do not have to be present to bid online, but you must be available by phone. **Sellers:** Thinking of selling your property? Please attend this auction to see how it works!

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.

Tract #6: 0.5± Acres

General Description:

Well Lot Artesian Well. Estimated to be flowing around 50 gallon per minute. The well lot and attached easements leading to all tracts being offered. This will allow any tract buyer to purchase the well and use for themselves or sell to other land owners as they desire.

Legal Description:

Well lot A of Gov't Lot 1 and Access & Water Line Easement of Gov't Lot 1 of Section 4 T3NR6E Black Hills Meridian, Meade County, SD.

2023 Taxes:

To Be Determined



CONTACT YOUR LISTING AGENT

DAVID PETERSON

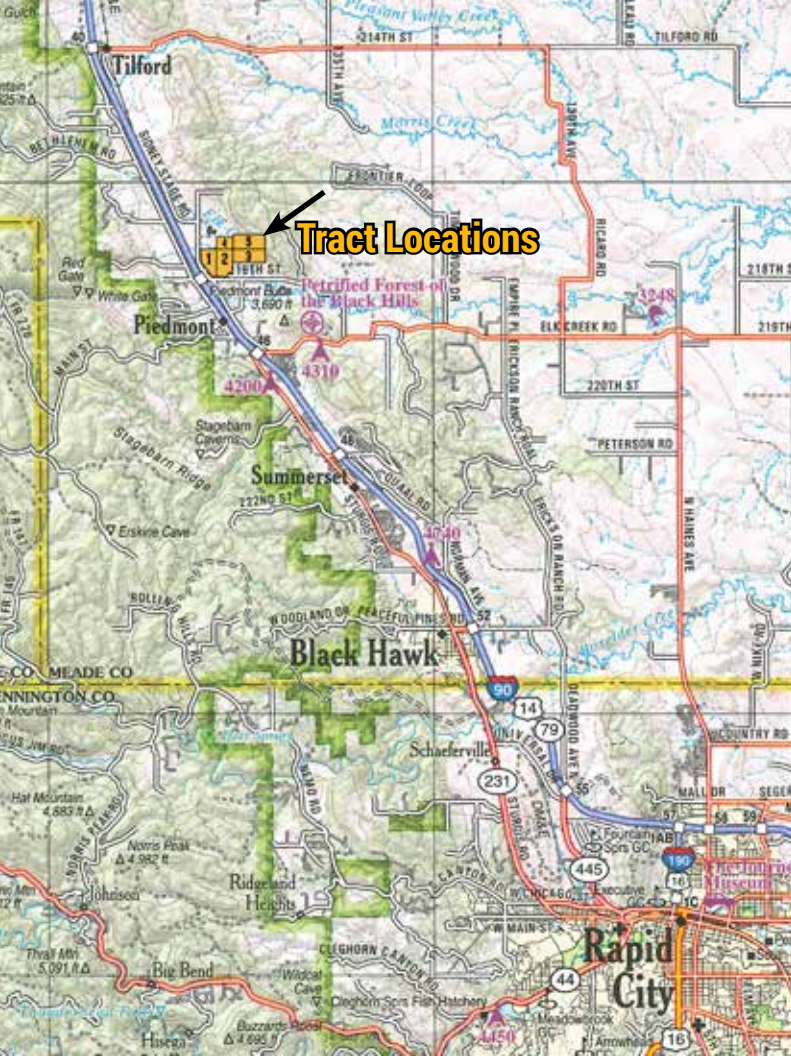
605.390.2709

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BigIron REALTY

4860 33rd Avenue
Columbus, NE 68601

www.bigiron.com

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UNRESERVED ONLINE LAND AUCTION

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Explore the Property from Above
DRONE TOUR

