

BLACK HILLS OF SOUTH DAKOTA

DOROTHY J. JOHNSON ESTATE AUCTION

22.40 PRIME ACRES – 4 TRACTS – HOME & CABIN – DEVELOPMENT LOTS

WEST HWY. 44 FRONTAGE – HISEGA/THUNDERHEAD FALLS AREA – PENNINGTON COUNTY

TUESDAY SEPTEMBER 29, 2020 10:00 AM

Property Located at 10940 W. Hwy. 44, RAPID CITY SD (7 miles west of Canyon Lake).

Auction held at RUSHMORE PLAZA CIVIC CENTER, Alpine Room, 444 Mt. Rushmore Rd., Rapid City SD.
Registration at 9:00 am.

Online bidding & pre-bidding available to pre-registered bidders only at www.bradeenauction.com. You must pre-register.

Property features 22.4 prime southern sloping, sparsely timbered acres with direct access to US Hwy 44 West , just 7 miles west of Canyon Lake, RAPID CITY SD. Offered in 4 tracts and as 1 unit as follows:

Tract A, 2.7 acre unimproved site, meadow to the front, sloping timbered area to the back. Borders National Forest lands and offers direct access off Hwy 44. Nice smaller building site.

Tract B, 4.7 acres with 896 sq. ft. cabin & garage built in 1920. The one BR, 1BTH home is modern, clean, and currently occupied. Included is a partial basement, hardwood floors, a 546 sq. ft. detached garage and a large patio, all on a southern sloping timbered lot. Water by private well. Borders National Forest lands and offers direct access of Hwy 44.

Tract C, 6.75 acres with 2304 sq. ft., 3BR, 2 1/2BTH, full basement, 3 car garage home built in 1991. This attractive ranch style, all brick veneer home features a spacious floor plan with brick fireplace, bay window, sliding doors to patios, finished oversize 3 car garage, unfinished basement, oak cabinetry, and much more. The interior is currently undergoing a complete upgrade with fresh paint, etc. throughout and currently has no floor coverings, selling "As-is"! The surrounding 6.75 acre lot and setting is beautiful, with mature timber, and raised southern sloping view site overlooking Rapid Creek, yet providing complete privacy. Water by private well. Borders National Forest Lands and offers direct access off Hwy. 44.

Tract D, 8.349 unimproved acres of mature timber, native grasses on a southern sloping lot adjoining Hwy. 44 and National Forest lands on 2 sides. With some driveway and site development, a spectacular view building site overlooking Rapid Creek and the surrounding Black Hills is available. Also offers complete seclusion, just minutes from Rapid City. Spend some time exploring this unique tract!

Entire Unit, 22.4 contiguous acres, a combination of the above, with all improvements with direct access to Hwy 44 and bordering National Forest lands.

Terms and Conditions of Auction: Selling subject to confirmation by the District Court. Offered in 4 separate tracts and as 1 entire unit, selling in the manner realizing the greater return. Successful bidder(s) shall deposit 15% irrevocable earnest money auction day, with the balance due upon closing within 30

days. Deed of Trust and policy of Title Insurance furnished by Seller. Property is held debt free. 2019 taxes paid, 2020 taxes prorated to closing date. Inspect to the extent deemed necessary, both on and off premises, and rely upon your own judgement when bidding. Descriptions are believed accurate but are not guaranteed. Selling "As-Is, without warranty of any kind" except as to title. Broker represents the Seller in this transaction.

Property inspection: Inspect the property at your leisure, tract corners are marked, maps are available onsite. Please do not disturb the current cabin tenant. To inspect the home and cabin, Auctioneers will be at the property on Wednesday September 9, Saturday Sept. 12, Monday September 21 and Monday September 28 from 2-5pm each day, by appointment. OR contact your local Realtor, MLS lockbox installed on the home only.

Broker participation invited, call for required form and deadline.

Also selling at Online Auction, misc. household furnishings, antiques, etc. Inspection on showing dates, watch for details!

Note: This is a live public auction, conducted at the Rushmore Plaza Civic Center at 10:00 am September 29. Online simulcast bidding and pre-bidding is available to pre-registered bidders, if you need/desire to bid remotely. Call for details.

Auctioneers Note: This is a rare opportunity to purchase such a beautiful and unique property, just minutes from downtown Rapid City SD, where YOU set the price. The location and setting is perfect, the cottage/cabin is charming, the well-constructed home has so much potential, the lots are ready to develop. Take time to do your homework, have arrangements secured, and be prepared to buy one or all Auction Day!

Dorothy J. Johnson Estate

Great Western Wealth Management, Owners

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