

REAL ESTATE AUCTION: BUTTE COUNTY SURPLUS LAND

ONLINE ONLY: NOVEMBER 14-16, 2024

6 INDIVIDUAL TRACTS | BUTTE COUNTY, SD

JOIN US ONLINE FOR THIS RARE OPPORTUNITY!

Calling all bidders! Here is the rare opportunity to bid on Butte County land at public auction. The offering will consist of 6 Individual Tracts of land ranging from 7 plus acres inside Belle Fourche City limits to 160 acres in rural Butte County. All Tracts are unimproved and immediately available at closing.

AUCTION DETAILS: [HEWITTLANDCOMPANY.COM](https://www.hewittlandcompany.com)

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AUCTION
DETAILS



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NEGOTIATORS | COMPETENT FACILITATORS
LICENSED IN SD, ND, MT, WY AND NE | (605) 791-2300



**ONLINE ONLY: BUTTE COUNTY SURPLUS
LAND REAL ESTATE AUCTION**

Join us this November 14-16 for this online only auction! The offering will consist of 6 Individual Tracts of land ranging from 7 plus acres inside Belle Fourche City limits to 160 acres in rural Butte County.



909 St. Joseph St., Suite 502
Rapid City, SD 57701
(605) 791-2300



BID ONLINE: HEWITTLANDCOMPANY.COM
ONLINE ONLY REAL ESTATE AUCTION!



**BUTTE COUNTY SURPLUS
REAL ESTATE AUCTION**



ONLINE ONLY! | BUTTE COUNTY, SD | 6 INDIVIDUAL TRACTS

AUCTION DATE & TIME: NOVEMBER 14, 10 A.M. MT THROUGH NOVEMBER 16, 5 P.M. MT.
VIEW INTERACTIVE MAP, PHOTO GALLERY, AND MORE ONLINE

AUCTION DETAILS: HEWITTLANDCOMPANY.COM

JD Hewitt: (605) 347-1100
jd@hewittlandcompany.com
Tanner Hewitt: (605) 490-7952
tanner@hewittlandcompany.com
Tyson Hewitt: (605) 206-0034
tyson@hewittlandcompany.com

BID ONLINE

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BUTTE COUNTY SURPLUS LAND



ONLINE ONLY

Opens Nov. 14th, 10 a.m. MT
Closes Nov. 16th, 5 p.m. MT

CHECK OUT THESE UNIQUE PROPERTIES RANGING FROM 7 ACRES IN BELLE FOURCHE CITY LIMITS TO PASTURELAND IN RURAL BUTTE COUNTY!

TRACT 1: 18.0 +/- ACRES



Tract 1: Township 8 North Range 4 East, Butte County, SD BHM Section 2; S1/2SW1/4, THAT PT. LYING EAST OF BEET RD. Tract 1 lies ¼ mile south of the junction of US Highway 212 and Beet Road. The property borders the east side of Beet Road (County-maintained gravel road) for approximately 1/3 of a mile. The gorgeous parcel enjoys many mature trees, spring water and is fenced on 3 sides. There are many amazing building sites and convenient access on this property!

TRACT 2: 160.0 +/- ACRES



Tract 2: Township 9 North Range 8 East, Butte County, SD BHM Section 28; E1/2E1/2 Tract 2 is predominantly grazing land with slightly rolling terrain. The property is located approximately 13 miles Northeast of Newell, South Dakota following county road Old 212. Access is by section line approximately ¾ of a mile south of Old 212. Soils are a mixture of Lismas and Winter Clay with an average NCCPI rating of 8.55. None of the perimeter is currently fenced.

TRACT 3: 12.50 +/- ACRES



Tract 3: Township 11 North Range 3 East, Butte County, SD BHM Section 19; SW1/4NE1/4 THAT PT. LYING EAST OF OLD SD HWY 85. From Belle Fourche, travel 11.5 miles north of US Hwy 85, turn west on Old US Hwy 85 and travel approximately 3 miles and tract 3 lies on the east side of the road. Tract 3 borders Old US Hwy 85 for approximately ¼ mile and is fenced on the West and South sides. The terrain is rolling hills and the land has historically been utilized for livestock grazing. Soils are predominantly Bidman-Redig, Orthents gravelly, and Epsie Clay. This piece is easily accessible and a very usable piece.

CALL 605-490-7952 TO SCHEDULE A PRIVATE SHOWING



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VIEW PHOTO GALLERIES AND ADDITIONAL RESOURCES ONLINE

ALL TRACTS ARE UNIMPROVED AND IMMEDIATELY AVAILABLE AT CLOSING.

TRACT 4: 160.0 +/- ACRES



Tract 4: Township 11 North Range 7 East, Butte County, SD BHM Section 3; S1/2NE1/4, N1/2SW1/4

Tract 4 is comprised of Butte County parcel numbers 11.7.03.13 and 11.7.03.3 which have one connecting corner. There is one stock dam in the southwestern corner of the property, although, this property has no boundary fences around the perimeter. This piece has recently been utilized as grazing land, lies approximately 1 mile off of Erk Road (county-maintained gravel road) and is accessed via section line. Directions to the property from the junction of US Highway 79 and Erk Road; Travel east along Erk Road for approximately 7.85 miles, then the property is accessed by following section lines east and south for approximately 1 mile to the corner of the property

TRACT 5: 169.40 +/- ACRES



Tract 5: Township 10 North Range 9 East, Butte County, SD BHM Section 30; E1/2SW1/4, LOTS 3-4 129.40 Acres

Section 31; NE1/4NW1/4 40.00 Acres

Tract 5 is located approximately 19 miles Northeast of Newell, South Dakota following county road Old 212. From Old 212, the property is accessed by traveling via section lines, north ½ mile and then west ½ mile to the eastern boundary of the property. The west end of the property is partially fenced. The soils are predominantly made up of Winler and Pierre Clay with a NCCPI rating average of 22.46. Historical use for the property has been livestock grazing.

TRACT 6: 7.70 +/- ACRES



Tract 6: Tract 3 Ridge Estates SUBD Belle Fourche City, South Dakota

Here is an opportunity to own over 7 acres of undeveloped land inside Belle Fourche city limits! Zoned for commercial or residential use, city water and sewer are close and accessible. This parcel has virtually an unlimited number of uses with multiple building sites and sits in an incredibly beautiful location. Access to the property will be off Dakota Avenue.

REGISTER TO BID ONLINE AT: HEWITTLANDCOMPANY.COM

TERMS & CONDITIONS: Bidding by Online Auction

Property sells as-is without Buyer contingency of any kind. A 15% nonrefundable earnest money deposit due at conclusion of the auction. Have Financial arrangements in order. Closing will be on or before January 10, 2025. Property sells by legal description only. Complete Terms and Conditions available online at HewittLandCompany.com. Owner: Butte County.