

## **LEGAL NOTICE**

Pursuant to South Dakota Codified Law, Chapter 5-9, the following described parcels of state land will be offered for sale at the Pennington County Administration Building, 130 Kansas City St., Rapid City, SD 57701. The auction will begin at 11:00 AM MST on Thursday, August 15<sup>th</sup>, 2019.

### **Property 1**

Certain property in the Pennington County generally described as:

#### **Legal Description:**

Tract B of Parcel No 3 and of Lot A of Parcel No 5 Revised all in Tract A – 101 less Lot H1 and Less ROW, SE1/4 NE1/4 of Section 25, Township 2 North, Range 8 East of the Black Hills Meridian, Pennington County, SD

#### Also known as:

SDSU Agronomy Property

Address: 22735 Radar Hill Road, Box Elder, South Dakota 57719

#### Also known as:

A tract of land situated in the E1/2 NE1/4 of Section 25, Township 2 North, Range 8 East of the Black Hills Meridian, Pennington County, South Dakota, more particularly described as follows:

Commencing at the Northeast corner of said Section 25; thence Southerly along the East line thereof 1,340.00 feet to the point of beginning of said tract of land to be described; thence North 87°42'20" West, 495.00 feet; thence South 02°13'57" West 475.00 feet; thence North 87°42'20" West, 154.15 feet; thence South 02°13'57" West approximately 50.00 feet to an existing fence; thence Easterly along said fence to a point on the East line of said Section 25; thence Northerly along said East section to the point of beginning.

**CONSISTING OF: 5.60 ACRES (MORE OR LESS)**

**STARTING MINIMUM BID \$260,000**

The property includes a light industrial building: 50' x 100' and a 30' x 51' Quonset Hut. The property is zoned light industrial.

**This property has a utility easement on site.**

- There is a 20' wide sanitary sewer easement that traverses the lot from the northcentral of southwest border.
  - SDSU will be using the Quonset hut until December 31<sup>st</sup>, 2019. Earlier use of the adjoining land may be negotiated or closing and final payment can be scheduled for January 1<sup>st</sup>, 2020.
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**Property 2**

Certain property in Pennington County generally described as:

**Legal Description:**

Tract F of Fountain Springs Business Park, Section 27, Township 2 North, Range 7 East of Black Hills Meridian, Pennington County, South Dakota – 1.05 Acres more or less.

Also known as:

SDSU West River Ag Research and Extension Center  
Address: 1905 North Plaza Boulevard, Rapid City, South Dakota

**CONSISTING OF: 1.05 ACRES (MORE OR LESS)**

**STARTING MINIMUM BID \$900,000**

Located in northwest Rapid City, SD off Deadwood Avenue, the area consists of a long-established light industrial neighborhood with some office commercial and "soft-industrial" building improvements, as well as heavy industrial uses.

The parcel is 1.05 acres (more or less) and improved with a Class D, L shaped office building built in 1996.

The building is 8,092 square feet (more or less) on the main level with a partial basement.

The property has an established lawn, asphalt paved parking for 40 vehicles, underground irrigation and mature trees.

A separate 2.0 acre lot appraised at \$235,000 is available for sale by the SDSU Foundation and can be purchased by the successful bidder on the office building if desired. The SDSU Foundation is a separate legal entity working in cooperation with SDSU.

**Auctions will be held on Thursday, August 15th, 2019 at 11:00AM MST  
at the Pennington County Administration Building  
130 Kansas City St., Rapid City, SD 57701**

10% down day of the auction with the balance due at closing. Closing will be held no less than 60 days after the date the State signs the Purchase Agreement accepting the Buyer's offer.

For more information contact Mike Lauritsen with the Office of School and Public Lands  
Website: <http://www.sdpubliclands.com/>  
Phone: 605-773-3303  
Address: 500 East Capitol Ave. Pierre, SD 57501

The bidder is invited, urged, and cautioned to inspect the property prior to auction. Failure to inspect property shall not constitute cause for cancellation of sale. The bidder understands and agrees that the property is offered, purchased and accepted by the buyer "AS IS" and "WITH ALL FAULTS". The State makes no warranties or guarantees whatsoever whether written, oral, or implied as to quality, condition or habitability of the property.

All information contained in this notice and online was derived from sources believed to be correct, but there is no guarantee. Buyer acknowledges that he/she relied entirely on his/her own information, judgment and inspection of the property.

Individuals in need of assistance pursuant to the Americans with Disabilities Act should contact School and Public Lands at 605-773-3303 at least 48 hours in advance of the auction to make any necessary arrangements.