

NOTICE OF SALE

The South Dakota Department of Transportation will offer the following property for sale at a 1:00 p.m. public auction on Wednesday, April 17th, 2024:

Lot A in the SW1/4 SE1/4 of Section 1, Township 7 South, Range 6 East of the B.H.M., less Lot B, Fall River County, South Dakota, containing 17.23 acres, more or less.

Minimum Bid: \$17,200

The sale will be held at the DOT maintenance building located east of Hot Springs near the Maverick Junction intersection of Hwys 79 and 385. Address is 27660 Hwy 385, Hot Springs, SD 57747.

Lot A is located on the east side of Hwy 79 approximately 1 ¼ miles south of the Buffalo Gap exit and comprised of somewhat rocky rolling pastureland. The property has no zoning or developed utilities.

Access to Hwy 79 will be allowed by DOT permit at the crossover aligning with Elk Rd. DOT will not participate in the cost of access construction and no additional access to Hwy 79 will be allowed.

A \$5,000 down payment must be submitted by the successful bidder and the balance is to be paid within sixty days. The property will not be sold for less than the minimum bid value and the State reserves the right to reject any and all bids. Final closing and conveyance will be by Quit Claim Deed.

Additional information can be obtained by viewing property sales at the website: dot.sd.gov/programs-services/programs/property-sales or contact Scott Pretzer at: phone (605)773-3710; email: scott.pretzer@state.sd.us.

Joel Jundt, Secretary
South Dakota Department of Transportation

Parcel 20X

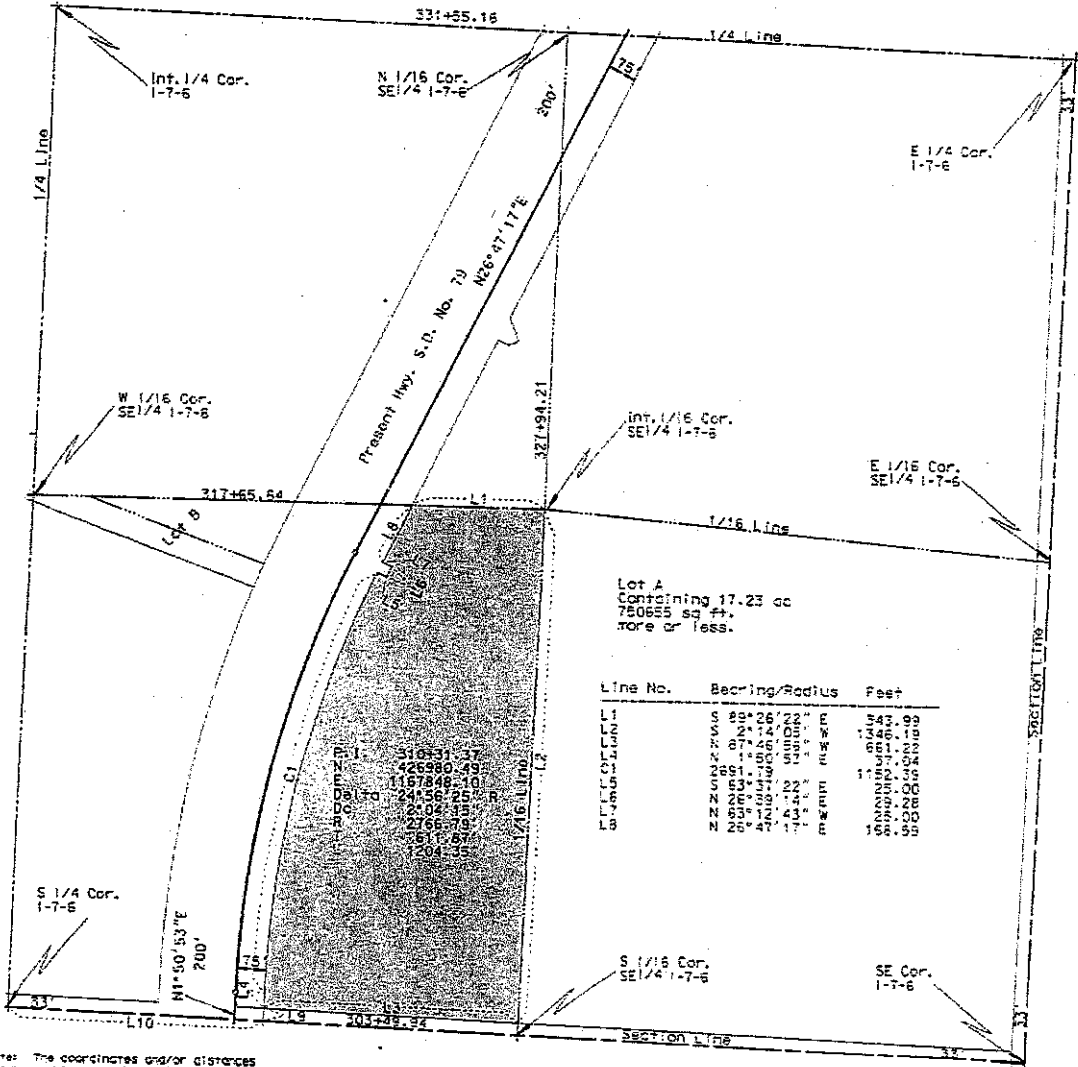
PLAT OF LOT A

Showing a tract of land deemed as an uneconomic remnant in the SW 1/4 SE 1/4 of Section 1 - Township 7 South - Range 5 East of the BHM Less Lot B for construction of Project No. NH 0079102126

FALL RIVER COUNTY, SOUTH DAKOTA

Scale: 1 inch = 300 feet

LEGEND
 ● = found corner
 ● = set corner
 ■ = reset found corner
 All monumentation will be set upon project completion

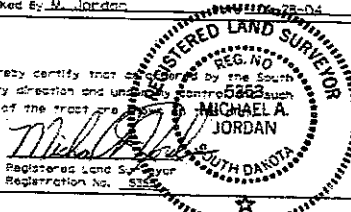


Note: The coordinates and/or distances shown on this plat are based on the South Dakota State Plane coordinate system - South Zone NAD 83/95 SF = 0.999754665

Drawn By Gene Gaffre Date 01-26-04
 Checked By M. Jordan Date 01-28-04

SURVEYOR'S CERTIFICATE

I, MICHAEL A. JORDAN, Registered Land Surveyor, in and for the State of South Dakota, do hereby certify that the tract of land as shown on this plat has been surveyed at my direction and under my supervision. The location and dimensions of the tract are as shown on this plat. In witness whereof, I have set my hand and seal this 2nd day of February, A.D. 2004.

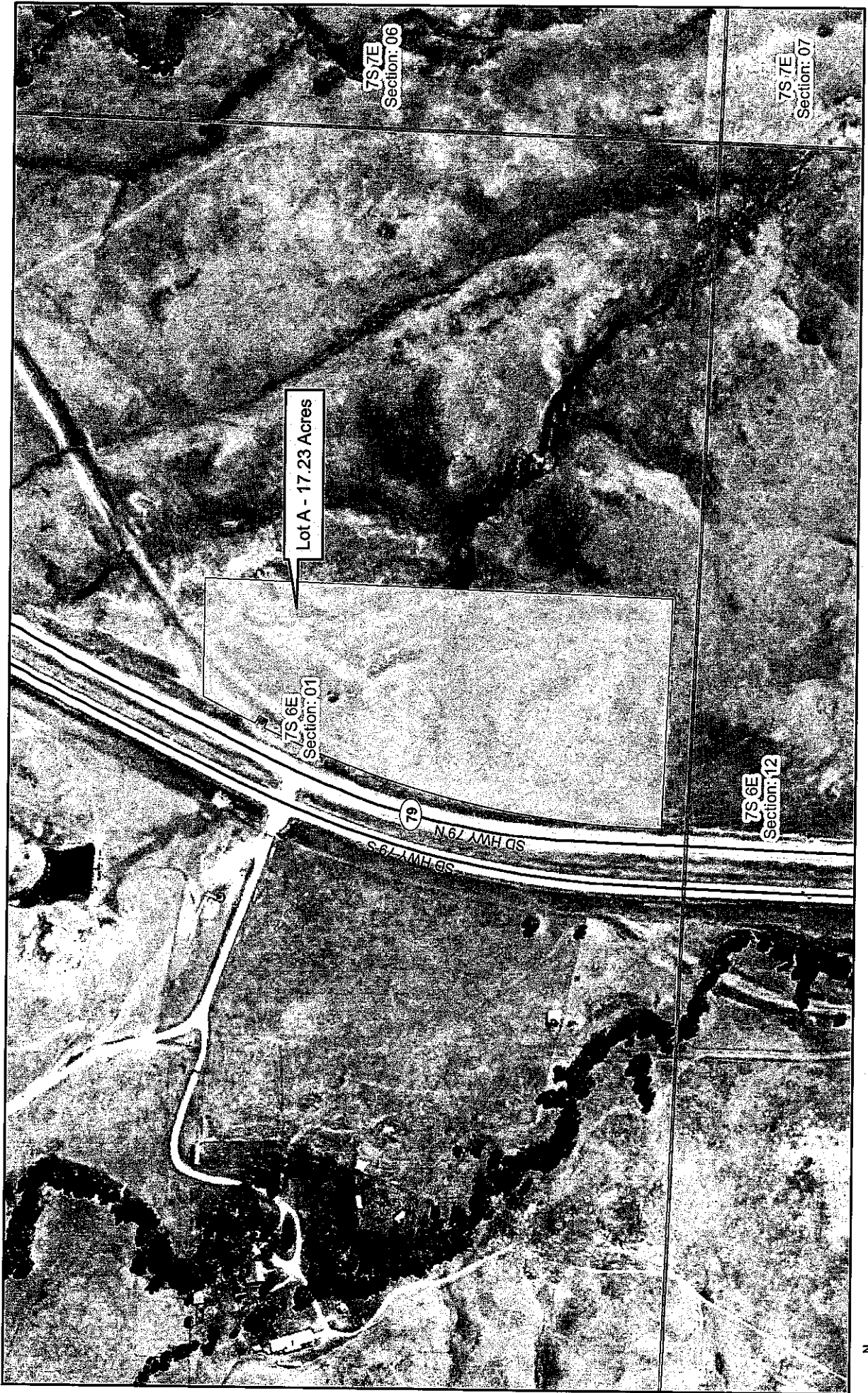


OFFICE OF REGISTER OF DEEDS

State of South Dakota
 County of FALL RIVER
 Filed for record the 4th day of February, A.D. 2004 at 11:55 A.M. and recorded in Book of Deeds XXI on Page 90
 \$10.00 charge

6146

Register of Deeds by _____ Deputy



Lot A - 17.23 Acres

7S 6E
Section 01

7S 7E
Section 06

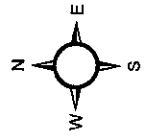
7S 7E
Section 07

7S 6E
Section 12

2

SD HWY 79 N


SD HWY 79 S

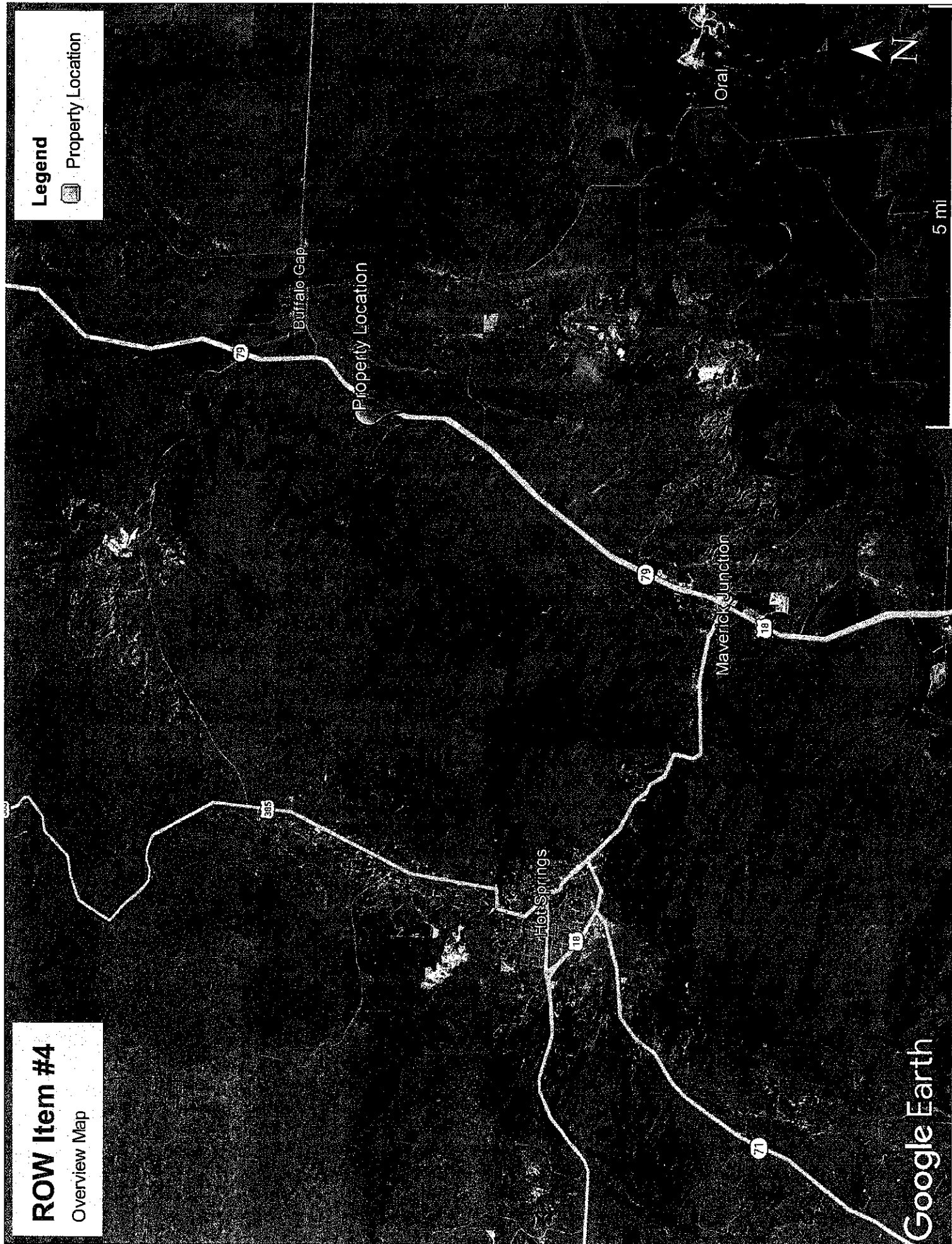


ROW Item #4

Overview Map

Legend

 Property Location



Google Earth