



## **Black Hills of South Dakota – Pennington County**

### **ABSOLUTE REAL ESTATE AUCTION**

### **260+- PRIME DEVELOPMENT/INDUSTRIAL ACRES**

### **Offered in 3 Tracts and as 1 Unit**

### **US HIGHWAY 16 FRONTAGE NEAR MT. RUSHMORE & AREA ATTRACTIONS**

**WEDNESDAY      OCTOBER 14, 2015      10:30 AM MST**

**Registration at 9:30 AM**

**Auction held at the Rushmore Plaza Holiday Inn, 505 5<sup>th</sup> St. North, Rapid City, SD**

**PROPERTY LOCATED 3 MILES SOUTH OF RAPID CITY, SD ON US HIGHWAY 16**

Selling without minimum or reserve bid will be the Perli Family Real Estate holdings located adjacent to the ever popular “Bear Country USA” Wildlife Park and near Reptile Gardens & the new “Founding Fathers - Independence Hall”, all on “the road to Mt. Rushmore”! This high visibility property offers unlimited potential for a large scale commercial venture and/or residential development. The property consists of Black Hills meadow and mature timber, with gently sloping to steep terrain. Enjoy panoramic views overlooking Rapid City and the surrounding Black Hills. Also included is a currently operating gravel quarry. This highly productive quarry has supplied gravel to the Rapid City area for decades and has untold reserves of quality gravel yet to be mined. The quarry is currently leased, with the Perli Family enjoying annual lease income. In addition, additional lease income is generated from several off premise advertising sign locations and a year-to-year SD DOT Sand truck/Shop site lease.

**Terms and Conditions:** **Absolute Auction**, property sells to the highest bidders without minimum or reserve bid! Offered in 3 tracts and as 1 unit, selling in the manner realizing the greater return. Broker represents seller. See [www.bradeenauction.com](http://www.bradeenauction.com) for complete list of terms.

**Auctioneers Note:** Rarely do we have an opportunity to sell such high profile property, with unlimited potential for development. With the recent, unprecedented growth in the area, the need for commercial & residential development land as well as gravel is certainly needed. This could be the investment opportunity of a lifetime! Inspect this property, have arrangements secured and be prepared to bid, as this significant offering will absolutely sell without minimum or reserve auction day!

**Property inspection:** Feel free to inspect the property at your convenience, approximate location of property corners are marked with blue/white ribbon, maps available onsite. Use caution... we recommend inspection with 4x4, ATV, or on foot as trails are primitive. Watch for gravel trucks hauling and keep out of the active quarry area! Auctioneers will be at the property on September 24, October 1 & 7 from 1-3 each day.

**BROKER PARTICIPATION ENCOURAGED, Call for details**

**See showing dates, additional photos, maps, details on [www.bradeenauction.com](http://www.bradeenauction.com)**

**Owners: Perli Family, Rapid City, SD**

