

LAND AUCTION



518.5 AC± | 2 TRACTS | PENNINGTON CO, SD

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 6/25/26 **AUCTION TIME:** 10 AM MT

AUCTION HELD AT: RAPID CITY ELKS LODGE #1187
3333 JOLLY LN, RAPID CITY, SD 57703

Nestled in the scenic foothills near Hermosa, this exceptional 518.5± acre ranch in Pennington County presents a rare opportunity to own a well-equipped Black Hills area property with a blend of productive pastureland, functional improvements, reliable water infrastructure, and outstanding build potential. Divided into two tracts and located just minutes from Highway 79, the property offers the ideal balance of rural privacy and convenient access to Rapid City, making it well-suited for cattle operations, recreational use, or a future rural retreat.

Distances to nearby communities are approximate: Hermosa is located approximately 6 miles from the property. Rapid City is approximately a 15-minute drive north and offers access to shopping, medical facilities, and regional airport services. Custer is located approximately 30 miles southwest.

TRACT 1 DESCRIPTION: 398.1± ACRES

Tract 1 consists of approximately 398.1± acres and is improved with a residence and multiple outbuildings that support agricultural use. The land is primarily pasture with a mix of rolling hills and draws. The acreage is fenced and cross-fenced to support livestock management. Several cattle tanks and hydrants are in place, along with a shallow well on the north end of the property that operates on a float system. Black-pipe infrastructure distributes water to tanks, and a separate well system serves hydrants near the corrals.

The residence, constructed in 1980, is 2,396 square feet and has seen updates, including new LP siding installed in 2024 and a metal roof. The home includes three bedrooms and two bathrooms. Utilities have been maintained, and a radon mitigation system has been installed. Water is supplied by a well and cistern system. Appliances are included with the sale. The basement features a large utility sink and a kitchenette area, providing additional functional space. Windbreak made up of mostly cedar trees near the home. Views of the Black Hills, including the Harney Peak area, are visible from the property.

Outbuildings on Tract 1 include a pole barn with electrical, partial concrete flooring, and a workbench area, great for a workshop or for storing large equipment. A three-car garage with metal siding and a roof sits on a concrete floor and has electrical. Additional buildings include a livestock barn with stalls, corrals and a small tack room, a small metal garden shed with a concrete floor, and a designated garden area with a nearby hydrant. A crab apple tree is located within the yard area.

TRACT 2 DESCRIPTION: 120.4± ACRES

Tract 2 includes approximately 120.4± acres and offers access from Dewey Lane. This tract has historically been used for grazing and includes a stock pond, partially fenced and terrain suitable for livestock use. The topography allows for potential building locations. This tract has views of the surrounding Black Hills landscape. All information is deemed reliable but not guaranteed. Buyers should verify all details, including acreage, water systems, and permitted uses.



CRP Acres/Payment:	No CRP
Taxes:	Prorated to date of close
Lease Status:	Open Tenancy for 2026 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2026
Survey Needed?:	No survey needed
Brief Legal:	518.5± acres E ½ S4 T2S R8E, W ½ NW ¼ S3 T2S R8E, N ½ and SE ¼ S9 T2S R8E Pennington SD
PIDs:	0016271, 0016273, 0016269, 0016291
Lat/Lon:	43.89385, -103.1615
Zip Code:	57744

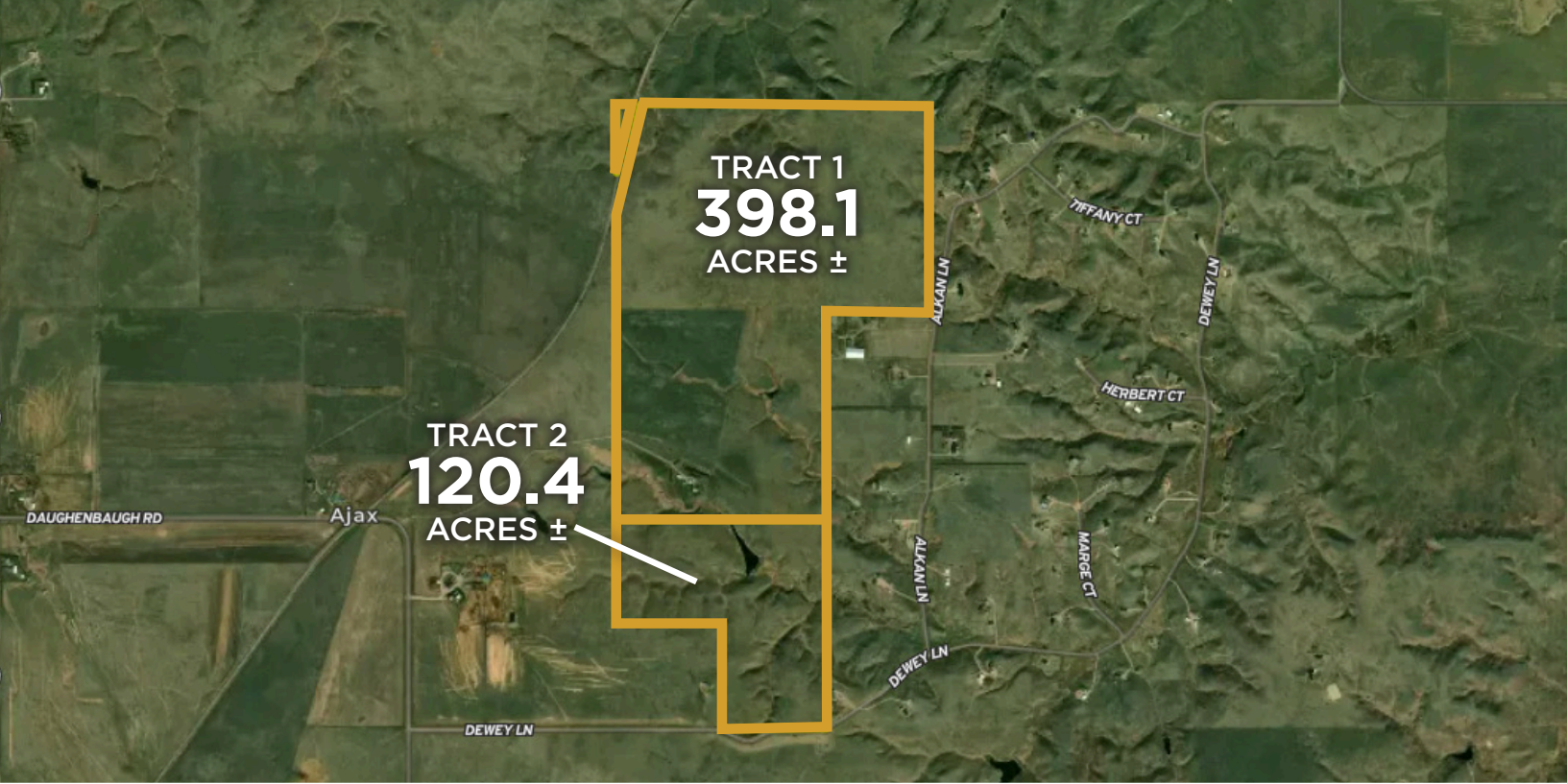
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

ASHLEY KURTENBACH, AGENT: 605.201.9333 | ashley.kurtenbach@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

Ranch & Farm Auctions, LLC LIC15136 | Broker Jason R Schendt SD LIC #16828 | Cody Lowderman Auc Lic RE17883 | Ashley Kurtenbach, Whitetail Properties Agent/Land Specialist, 605.201.9333



518.5 AC± | 2 TRACTS | PENNINGTON CO, SD

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 6/25/26 **AUCTION TIME:** 10 AM MT

AUCTION HELD AT: RAPID CITY ELKS LODGE #1187
3333 JOLLY LN, RAPID CITY, SD 57703



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

ASHLEY KURTENBACH, AGENT: 605.201.9333 | ashley.kurtenbach@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

Ranch & Farm Auctions, LLC LIC15136 | Broker Jason R Schendt SD LIC #16828 | Cody Lowderman Auc Lic RE17883 | Ashley Kurtenbach, Whitetail Properties Agent/Land Specialist, 605.201.9333