

# LAND AUCTION



## 160 AC± | 1 TRACT | MEADE CO, SD

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE: 6/5/26 AUCTION TIME: 10 AM MT**

**AUCTION HELD AT: STURGIS VETERANS CLUB, 868 MAIN ST, STURGIS, SD 57785**

### 160± Acres of Beautiful Pasture land with Black Hills and Bear Butte Views - Meade County, SD

Tucked in the heart of western South Dakota's rich ranching country, this 160± acre parcel in Meade County presents a rare opportunity to own a piece of land that speaks to both the rancher and the dreamer. With sweeping views of Bear Butte and the Black Hills, a reliable water supply, and solid infrastructure in place, this property checks every box for rural living, cattle operations, or long-term land investment.

Whether you're seeking a new base of operations for livestock, dreaming of a peaceful rural homestead, or simply looking for a scenic and valuable addition to your land portfolio, this property offers both functionality and beauty in equal measure.

#### Prime Location with Year-Round Accessibility

Situated along a well-maintained county road, this parcel offers easy, all-season access without sacrificing the peace and privacy of open country. The county road ensures reliable travel in and out, whether you're hauling equipment, moving cattle, or enjoying a weekend getaway from city life. Located just a short drive from the communities of Sturgis and Belle Fourche, and within a reasonable distance to Rapid City, this land provides rural solitude with the convenience of nearby towns.

Proximity to the Black Hills means not only gorgeous views but also access to world-class outdoor recreation, hunting, and tourism. Bear Butte, one of the most iconic natural landmarks in the region, rises prominently to the southwest—a daily reminder of the cultural and geological richness that surrounds this special place.

#### A Working Landscape with Infrastructure in Place

This land is fully fenced, has a stock pond located on the property, and is ready for livestock from day one.

Electrical is available at the lot line, and the county water is tapped, making this parcel well-suited for future improvements. This is a turnkey location for building out your ranching vision or establishing a peaceful country retreat.

#### Scenic Beauty and South Dakota Freedom

One of the standout features of this property is its commanding view of Bear Butte. To the west, the Black Hills offer a breathtaking backdrop—rolling ridgelines, stacked ponderosa pines hills, and legendary sunsets that bathe the land in color.

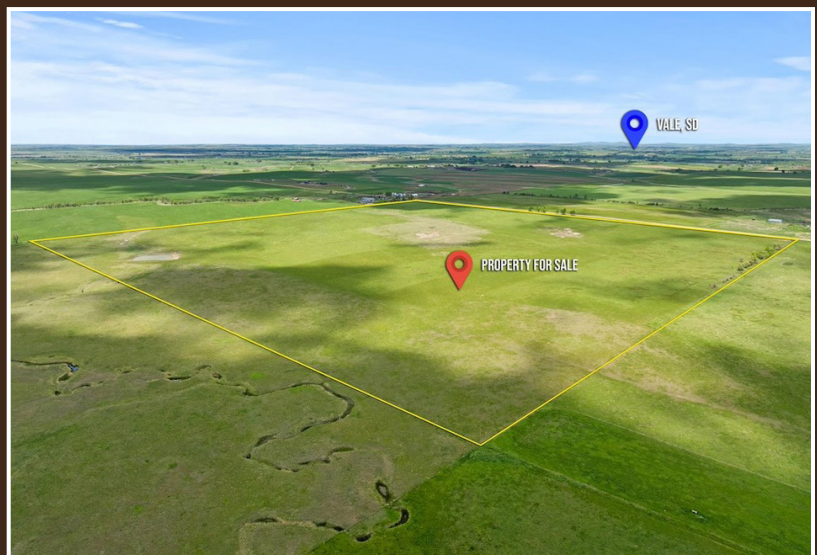
This is quintessential western South Dakota land—open, honest, and full of potential. The wide sky, fresh air, and the quiet rustle of prairie grass in the wind provide a lifestyle that is increasingly rare in today's world. If you're looking to escape the congestion and noise of modern life and return to a simpler, more grounded way of living, this land offers the perfect setting.

#### A Rare Combination: Productive Land + Expansive Views

Not every parcel can claim both productivity and panoramic views, but this one can. The soils support healthy native grasses, making the land suitable for rotational grazing. The mixture of flat open prairie and gentle rolling contours provides visual interest without being difficult to manage.

This is a great opportunity to own a ranch-ready piece of land near the Black Hills—bid with confidence and secure a property that delivers working land, unmatched views, and lasting value in the heart of western South Dakota.

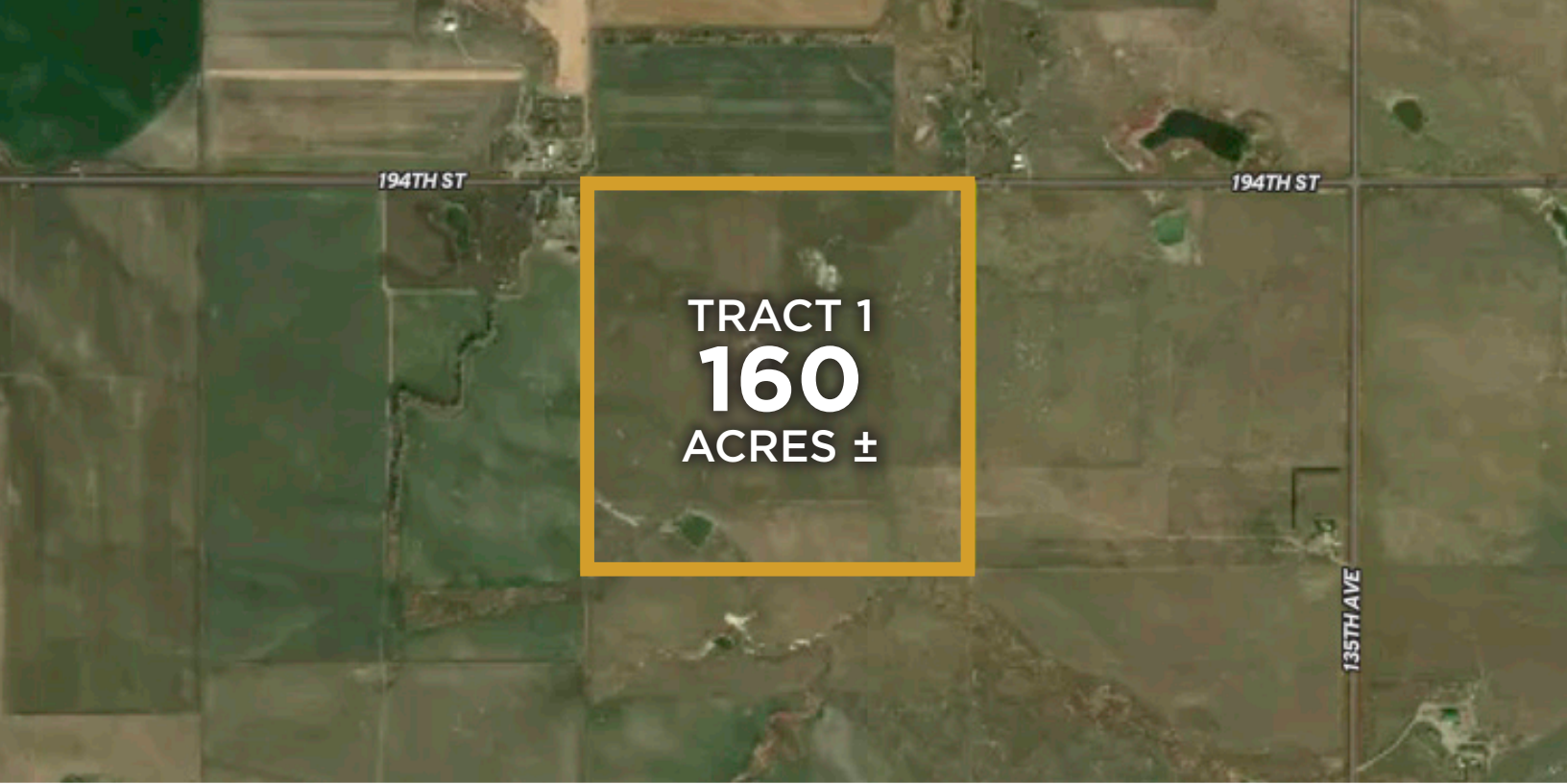
|                            |   |
|----------------------------|---|
| <b>Deeded Acres:</b>       | 160±  |
| <b>Soil Types:</b>         | Satanta loam, Savo and Blackpipe soils, Satanta-Beckton loams                   |
| <b>Soil PI/NCCPI/CSR2:</b> | SD Productivity 70.04   |
| <b>CRP Acres/Payment:</b>  | NO CRP  |
| <b>Taxes:</b>              | \$655.54  |
| <b>Lease Status:</b>       | Open Tenancy for 2026   |
| <b>Possession:</b>         | Immediate possession at close   |
| <b>Survey Needed?:</b>     | No survey needed  |
| <b>Brief Legal:</b>        | 160± ac NW 1/4 in S11 T7N R6E, Black Hills Meridian, Meade County, South Dakota |
| <b>PIDs:</b>               | 19.11.21  |
| <b>Lat/Lon:</b>            | 44.5884, -103.3617  |
| <b>Zip Code:</b>           | 57788   |



**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
ASHLEY KURTENBACH, AGENT: 605.201.9333 | [ashley.kurtenbach@whitetailproperties.com](mailto:ashley.kurtenbach@whitetailproperties.com)

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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



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