

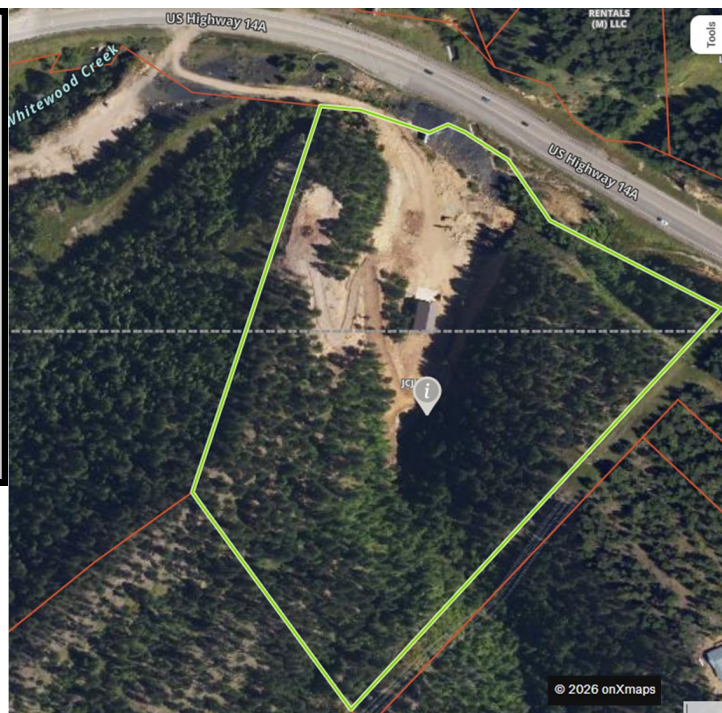
# Beautiful Black Hills of South Dakota near Deadwood, SD 16 +/- Acres REAL ESTATE FOR SALE!

Located at 11739 US HWY 14A Sturgis SD, 57785  
Watch for Signs View more information at  
[www.deanedwardsauction.com](http://www.deanedwardsauction.com)



## Broker Participation Invited!

This is a unique opportunity to own a highly visible, well-located property with infrastructure in place, ideal for commercial development, mixed-use potential, or a custom residential project in the heart of the Northern Black Hills. **Asking Price: \$1,399,000.000**



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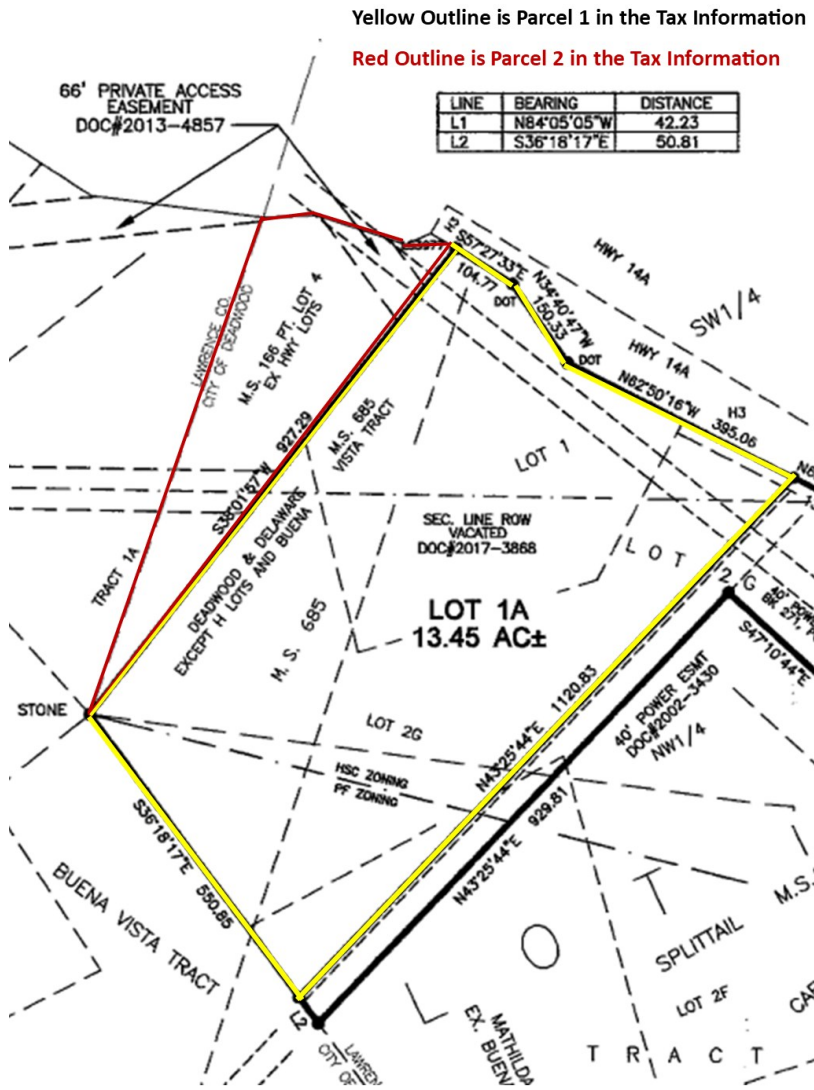
## For more information please contact:

Austin Messmer - Broker Associate - 605-353-5001  
Kelbi Dean-Messmer - Broker Associate - 605-999-8812  
Justin Dean Broker/RE Auctioneer - 605-999-4239  
Lanning Edwards - RE Auctioneer/Broker Associate - 605-999-1250  
Bill Maddocks - Broker Associate - 605-933-0246  
Steve Larson - Broker Associate—605-770-9818

# Prime 16+/- Acre Development Opportunity Near Deadwood, SD.

Exceptional 16+/- acre property located just outside the Deadwood city limits, offering a rare combination of commercial zoning, residential potential, and natural beauty. The majority of the property is zoned Highway Service Commercial (HSC), with a smaller portion zoned Park Forest (PF), providing flexibility for a wide range of development or investment opportunities.

The property includes two housing allotments. The lower allotment is development-ready with a 40' x 60' concrete building pad and an additional 40' x 30' concrete parking pad already in place. A well is installed, and the property has an engineered septic system approval, saving significant time and expense for future construction. A seasonal pond and water flow at the south end of gravel on the lower allotment, adding natural character and scenic appeal. Substantial dirt work has been completed, including a widened driveway with direct access off US Highway 14A, as well as improved access between the lower and upper parcels.



**Legal Description:** Majestic Heights Lots 1A of Tract A1A Plat 2021-06155 and M.S. 166 Remainder Lot 4 Ex HWY Lots 13-005-03, Section 24 Township 5N Range 3E Lawrence County, SD

## 2025 Real Estate Taxes

Parcel 1 13.45 Acres: **\$1,268.71** Legal: Majestic Heights Lots 1A of Tract A1A Plat 2021-06155

Parcel 2 2.84 Acres: **\$378.68** Legal: M.S. 166 Remainder Lot 4 Ex HWY Lots 13-005-03

There are 2 surveyed and platted parcels but being offered as a whole.  
A housing allotment is available on each of the Parcels.

Located at 11739 US HWY 14A, Sturgis, SD 57785,  
this property offers outstanding  
proximity to key Black Hills destinations:

**3 minutes (1.0 mile) to Days of '76 Rodeo Grounds**

**4 minutes (1.7 miles) to downtown Deadwood**

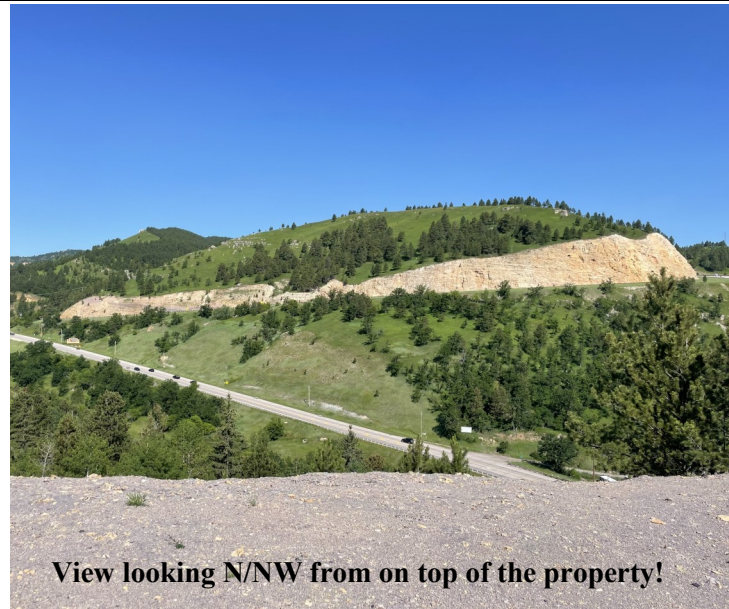
**11 minutes (6.0 miles) to Lead**

**17 minutes (11.0 miles) to Sturgis**

**18 minutes (15.0 miles) to Spearfish**

**19 minutes (10.0 miles) to Terry Peak Ski Area**

**22 minutes (14.0 miles) to Cheyenne Crossing**



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This information is deemed reliable but is not guaranteed by the Sellers or Dean Edwards Real Estate & Auction. **Broker Participation is Invited.** No warranty is being made or implied as to property boundaries, soil productivity, water supply, or environmental hazards. For viewing please contact our staff and we would be happy to assist you. Viewing by appointment .

**OWNERS: JCJ, LLC.**

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