

ONLINE ONLY AUCTION

Cambria Farm Absolute Auction

Bidding Opens April 1 at 9:00am (MST)

Bidding Ends April 3 at 4:00pm (MST)

*Scan
to bid
online!*



**Detailed Auction Packets
available upon request*

HAYDEN  OUTDOORS

Cambria Farm Absolute Auction

TOTAL ACRES:

320.00

PRICE:

Auction

COUNTY:

Pennington County

CLOSEST TOWN:

Box Elder, SD

Activities & Amenities:

ATV/Off Road
Auction
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Food Plots
Hunting - Big Game, Predator/Varmint,
Small Game, Upland Birds & Waterfowl

Land Details:

Address: 229th Street and 149th Ave,
Box Elder, South Dakota 57719, USA
Closest Town: Rapid City, SD
Total Acres: 320.00
Deeded Acres: 320.00
Source of lot size: Assessor/Tax Data

Auction Details

Auction Type: Online
Auction Start Date: 4/1/2025 - 9:00 am
Auction End Date: 4/3/2025 - 4:00 pm

Property viewings March 24th and 25th
by appointment only. Please contact listing
agent to schedule alternative dates. Cambria
Farms is 320+- acres offered in 4 tracts
ranging from 40 acres to 120 acres.

Property Summary

ABSOLUTE ONLINE AUCTION! Starting April 1, 2025 at 9 AM, closing April 3, 2025
@3:00 PM MDT!

Property viewings March 24th and 25th by appointment only. Please contact listing
agent to schedule alternative dates. Cambria Farms is 320+- acres offered in 4 tracts
ranging from 40 acres to 120 acres.

Land

The property is available immediately upon closing and is not encumbered by a
lease. Cambria Farm is uniquely located between Ellsworth Air Force Base and
the Rapid City Regional Airport just east of Rapid City on the SE corner of the City
of Box Elder, South Dakota. This diverse property offers a unique opportunity
for investors, rural home, crop production as well as avid hunters and outdoor
enthusiasts.

Tract #1 (40+/- Acres)

Desirable acreage with a tree belt splitting the tract from north to south. There is a
prairie dog town on the NW portion.

- Legal Description: SW1/4SW1/4 of Section 32, Township 2 North, Range 9 East,
Pennington County, SD
- Crop Acres: 17+-
- Soils: Primarily Nunn Loam with a CPI of 72 (See Soils Map in Documents)
- 2024 RE Tax: \$204

Tract #2 (120+/- Acres)

This tract has a tree belt along most of the northern border. A decent population
of mule deer, Hungarian partridge and grouse have been seen on this tract. There
are 5+ acres on the NE corner fenced in with the neighbor because of a deep draw
in that corner. The new owner will be responsible for a 1/4 mile of road along the
section line running to the SW corner.

- Legal Description: SE1/4SW1/4, S1/2SE1/4 of Section 32, Township 2 North, Range
9 East, Pennington County, SD
- Crop Acres: 106+-
- Soils: Primarily Nunn Loam with a CPI of 70 (See Soils Map in Documents)
- 2024 RE Tax: \$762





Land

Tract #3 (80+/- Acres)

Productive crop land and great views to the Black Hills to the west. Upland game, deer and geese have been seen on this tract.

- Legal Description: Government Lots 3&4 of Section 5, Township 1 North, Range 9 East, Pennington County, SD
- Crop Acres: 72+-
- Soils: CPI of 59 (See Soils Map in Documents)
- 2024 RE Tax: \$385

Tract #4 (80+/- Acres)

Productive crop land and great views to the Black Hills to the west. The tree belt all along the south border is believed to belong to the neighbor. Upland game, deer and geese have been seen on this tract.

- Legal Description: S1/2NW1/4 of Section 5, Township 1 North, Range 9 East, Pennington County, SD
- Crop Acres: 78+-
- Soils: CPI of 59 (See Soils Map in Documents)
- 2024 RE Tax: \$385

Please see the Cambria Farm Auction Brochure and Terms & Conditions for additional parcel maps & information.

Water/Mineral Rights & Natural Resources

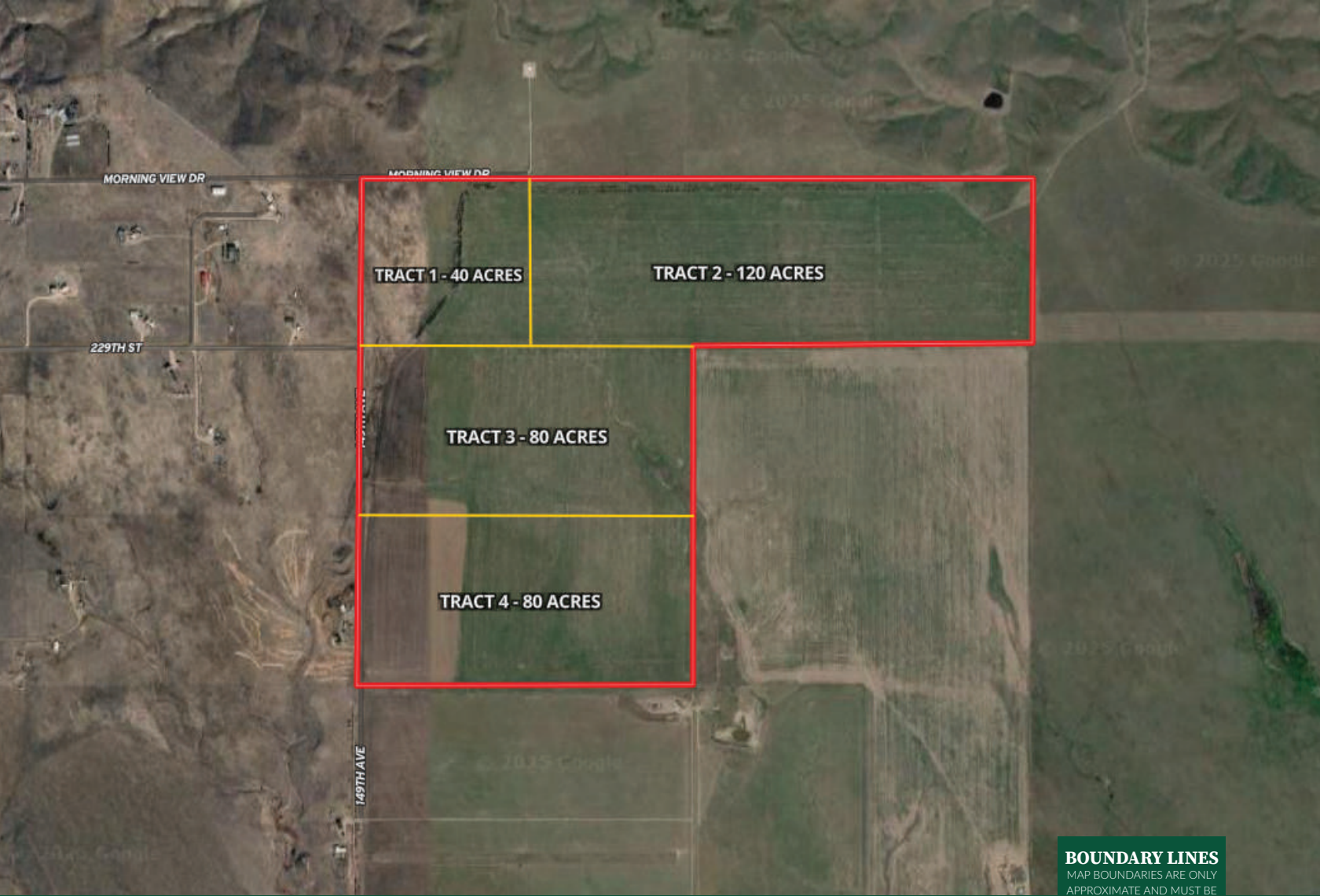
The Sellers will convey with the property 100% of whatever mineral, oil, gas, geo-thermal, hydrocarbon and gravel rights they own, subject to reservations by previous owners. The Sellers make no representation as to the quantity or quality of any mineral or other sub-surface rights appurtenant to Cambria Farm.

Location

Cambria Farm is 2.5 miles south of I-90 on Radar Hill Road then one mile east on 229th Street. Downtown Rapid City is just 7 miles to the west and the Regional Airport is just 1.5 mile to the south.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.






TRACT 1 - 40 ACRES

TRACT 2 - 120 ACRES

TRACT 3 - 80 ACRES

TRACT 4 - 80 ACRES

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary



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