



13167 Arapahoe Dr.
Piedmont, SD 57769
(605) 791-2300



LIVE & ONLINE REAL ESTATE AUCTION

NOVEMBER 10, 2021
5:30 P.M. MT | ONSITE
ONLINE BIDDING
AVAILABLE

Register to bid online and
view the full listing at
[HewittLandCompany.com](https://www.HewittLandCompany.com)

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HISTORIC MINNEKAHTA
BLOCK, HOT SPRINGS, SD

COMMERCIAL REAL ESTATE AUCTION



LIVE &
ONLINE
NOV. 10
5:30 P.M. MT



COMMERCIAL REAL ESTATE AUCTION: LIVE & ONLINE RED ROCK RIVER RESORT, HOT SPRINGS, SD



Located in the heart of the historic district, the Resort occupies one of the grand sandstone buildings designed and built by talented artisans at the turn of the last century. With its timeless beauty and multifunctionality, the recently renovated Red Rock River Resort offers a commercial space with no lack of opportunity.

Property Viewing Dates: October 11, October 25 and November 8 from 2-4, p.m. MT or by appointment.



Register to bid online! [Auctions.HewittLandCompany.com](https://www.Auctions.HewittLandCompany.com)

MORE THAN 24,000 SQFT OF POSSIBILITIES!

Online pre-bidding opens Monday, November 8th, 2021. Live & Online Auction held Wednesday, November 10th at 5:30 p.m. MT on location at the Red Rock River Resort, 603 North River Street, Hot Springs, SD, 57747. Have your financial arrangements made prior to bidding. Broker participation invited (form and deadline required). Sells subject to seller confirmation.

QUICK FACTS

- Historic, downtown Hot Springs location with Southern Black Hills tourism
- Multi-faceted building layout with easy access, parking

PROPERTY FEATURES

- Constructed in: 1891
- Renovated in 2015
- US Hwy 385 frontage
- 3 Levels plus basement
- 24,960 sqft.
- Hotel- 10 Suites
- Event Center
- Spa Wing- 4 Rooms
- Restaurant and Bar with Commercial Kitchen
- Lower Level Apartment
- 2 Office Suites

(605) 791-2300
info@hewittlandcompany.com

Follow online for updates!
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[Auctions.HewittLandCompany.com](https://www.Auctions.HewittLandCompany.com) or call (605)-791-2300

HISTORIC BUILDING LIMITLESS POSSIBILITIES

**LIVE &
ONLINE:
NOVEMBER 10,
2021, 5:30 P.M. MT**

REAL ESTATE AUCTION: ABOUT THE PROPERTY

Located in the heart of the historic district, the Resort occupies one of the grand sandstone buildings designed and built by talented artisans at the turn of the last century. With its timeless beauty and multi-functionality, the Red Rock River Resort has been recently renovated and offers commercial space with no lack of opportunity.

Owners: Joe and Julie Pekron have renovated and operated this property with exceptional care and fidelity and have built several well-established and profitable businesses. They've decided its now time for them to allow another to go on and make their mark from here.

It's our extreme pleasure to offer the Minnekahta Block building and Red Rock River Resort. Make plans to join us and take advantage of this unique opportunity.



BUSINESS ENTITIES:

✓ 10-suite Hotel
and Lobby

✓ Event Center

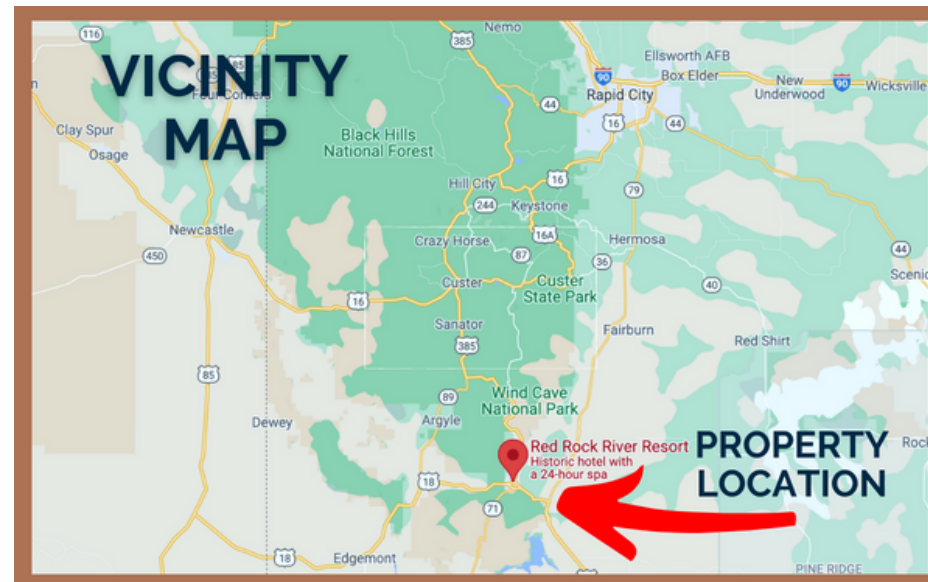
✓ Restaurant & Bar

✓ Spa Wing- 4 rooms

✓ (2) Office Suites

✓ Lower Level
Apartment

COMMERCIAL BUSINESS OPPORTUNITY



RED ROCK RIVER RESORT HOTEL & SPA



Property Legal Description:
SULPHUR SPRINGS ADDN TO
HOT SPRINGS: S 3'3" OF LOT 25,
ALL OF LOTS 26-27-28 & 29 BLK
56; CITY OF HOT SPRINGS, SD

- Southern Black Hills Tourism: The iconic sandstone Minnekahta block is located in downtown Hot Springs, within a short drive of Custer State Park, Mammoth Site of Hot Springs, Moccasin Springs Natural Mineral Spa, Evans Plunge Mineral Springs, Angostura Recreation Area, J.H. Keith Cascade Falls Picnic Area, Moccasin Springs and more!
- Adjacent to US Hwy 385 (traffic counts 2,000/day)
- Furniture and Equipment not included but may be purchased separately.
- Financials and earnings available upon request.
- Fine dining and bistro restaurant seats up to 150 for banquets; restaurant and liquor licenses transfer with title; large kitchen area.
- Specialty lodge includes 10 suites with 12' ceilings and in-floor heating.
- Event Center/Wedding Venue, approved for 250 capacity, is handicap accessible and includes dance floor, 2 restrooms, and 4 suites.
- Spa wing includes 4 massage rooms, including dry heat, sauna, and hydrotherapy.
- (2) Office Suites/Retail Spaces include 3 rooms with separate addresses, access to restrooms, street access and parking.
- Lower level 2 bed/1 bath apartment includes separate off-street access, new plumbing, electricity, drywall, windows. and kitchen.

TERMS & CONDITIONS

- Bidding by Live & Online Auction
- Title: Title transfers by Warranty Deed, a title commitment of merchantability of title, subject to conditions, restrictions, zoning, and easements of record will be provided and is available for review prior to the auction. PROPERTY ZONED URBAN-COMMERCIAL.
- Broker participation invited (form and deadline required).
- Property sells subject to Seller confirmation. A 15% non-refundable earnest money deposit shall be due by the next legal business banking day, and the executed purchase agreement shall be required at the conclusion of the auction. Sells without Buyer contingencies of any kind. Buyers are encouraged to conduct their own due diligence prior to bidding. The real property sells in its entirety. Announcements made sale day take precedence over any printed materials.
- Closing services will be performed by Southern Hills Title. The closing agent fee will be divided equally between Buyer(s) and Seller. Closing shall be on or before January 10, 2022. Possession shall be granted upon Closing.
- Taxes: 2021 Real Estate Taxes were \$6,831.22 and shall be paid by seller. 2022 taxes prorated to date of closing.
- Representation: Hewitt Land Company Represents the Sellers in this transaction. [Sellers: Joe and Julie Pekron]



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