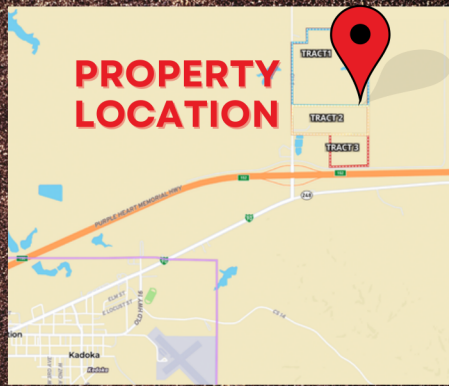




LOCATION & DIRECTIONS:

Property Address: 24460 S. Creek Rd, Kadoka, SD 57543

Property Directions: Take Hwy I-90 to exit 152. Travel approximately 1/4 mile north on County Rd 4, and the Heck Ranch will be directly east.

BID ONLINE: HEWITTLANDCOMPANY.COM
LIVE & ONLINE REAL ESTATE AUCTION!



SCAN THE QR
CODE FOR
FULL
AUCTION
DETAILS

BID ONLINE

JD Hewitt: (605) 347-1100
jd@hewittlandcompany.com
Tanner Hewitt: (605) 490-7952
tanner@hewittlandcompany.com
Tyson Hewitt: (605) 206-0034
tyson@hewittlandcompany.com

AUCTION DETAILS: WWW.HEWITTLANDCOMPANY.COM

Auction Date & Time: Thursday, July 25, 2024 | 4:00 p.m.
Auction Location: Kadoka Area School Gymnasium | 800 Bayberry St, Kadoka, SD

LIVE & ONLINE! | KADOKA, SD | 247 +/- TOTAL ACRES



**DONALD HECK ESTATE
LAND AUCTION**

DONALD HECK ESTATE LAND AUCTION



SHOWING DATES

July 9 & 16
1-4 p.m. MT
& July 25
(day of auction),
12noon-2 p.m. MT

LIVE & ONLINE!

247 +/- Total Acres | Jackson County, Kadoka, SD

Offered in Tracts or as One Entire Unit.

Auction Date & Time: Thursday, July 25, 2024 | 4:00 p.m.

Auction Location: Kadoka Area School Gymnasium | 800 Bayberry St, Kadoka, SD

OUTSTANDING ACCESS | RURAL WATER | STRONG GRASS
LARGE STOCK DAMS | IMPROVEMENTS

Property Address: 24460 S. Creek Rd, Kadoka, SD 57543

Property Directions: Take Hwy I-90 to exit 152. Travel approximately 1/4 mile north on County Rd 4, and the Heck Ranch will be directly east.

Broker participation invited (form and deadline required).

AUCTION DETAILS: WWW.HEWITTLANDCOMPANY.COM

SCAN THE QR
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DETAILS



TRUSTWORTHY ADVISORS | EXPERT NEGOTIATORS |
COMPETENT FACILITATORS
LICENSED IN SD, ND, MT, WY AND NE | (605) 791-2300



DONALD HECK ESTATE LAND AUCTION



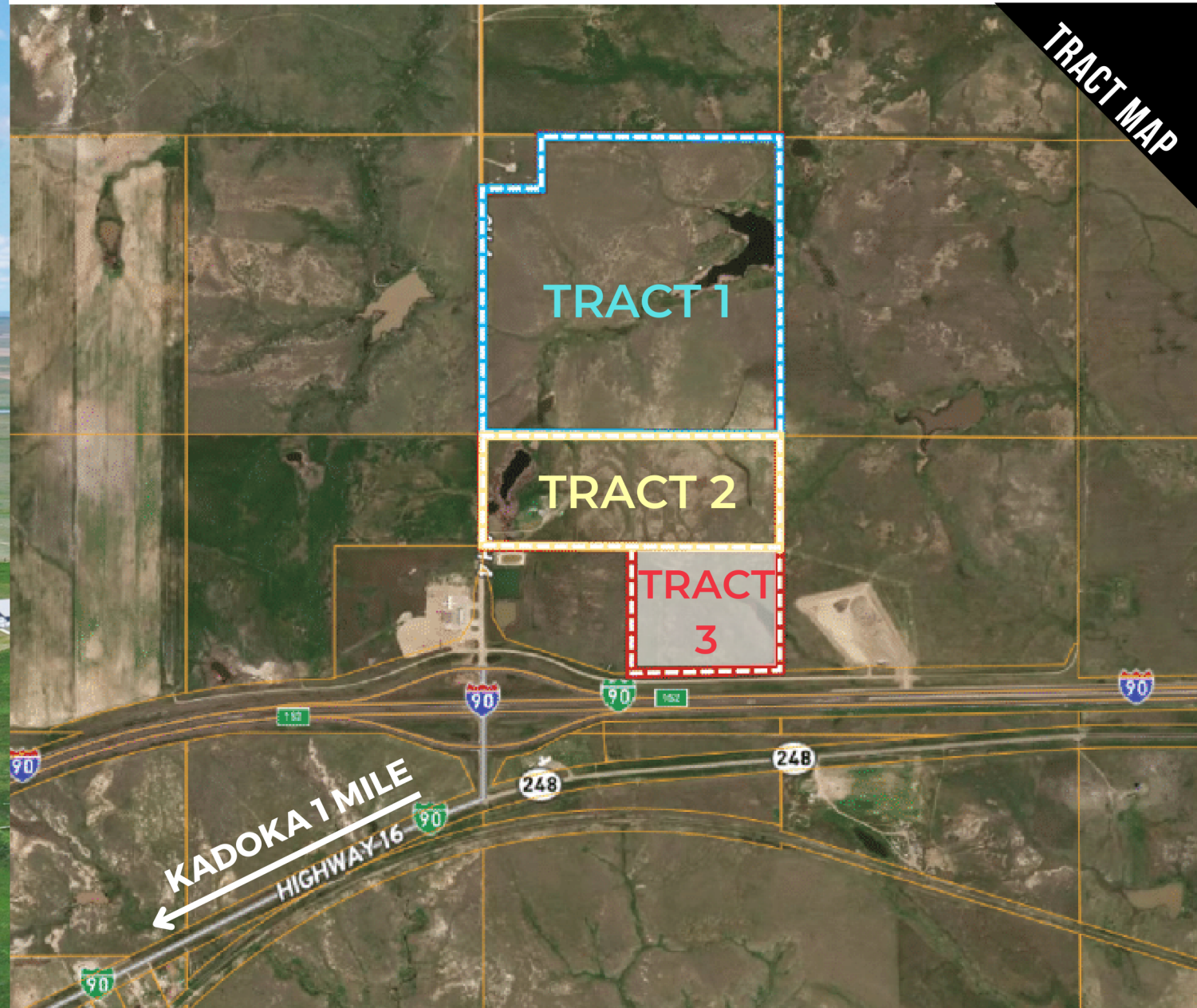
LIVE & ONLINE!

JULY 25, 2024

4:00 P.M. MT

KADOKA AREA SCHOOL GYMNASIUM

247 +/- Total Acres | Jackson County, Kadoka, SD



AUCTION LOCATION ADDRESS: 800 BAYBERRY ST. KADOKA, SD

OFFERED IN THREE TRACTS OR AS ONE ENTIRE UNIT:

TRACT 1: 154 +/- ACRES

Grassland. 2 reservoirs, 1 of them being 6.5 acres with mature trees. Fenced on North, West, and East sides. Borders gravel county road #4 for ½ mile. Power and Rural Water available.



TRACT 2: 60 +/- ACRES

Tract 2 includes the improvements; Charming 1 bdrm home, shop, barns, corrals and portable horse barn w/tack room. Tract has a large reservoir, mature trees, shelterbelt and Rural Water.



TRACT 3: 33 +/- ACRES

Tract 3 borders I-90 frontage for ¼ mile. This is a nice tract with a reservoir; power and WRLJ rural water available.



EXECUTIVE SUMMARY:

The Heck Ranch consists of 247 acres with exceptional access, rural water, strong grass, large stock dams and just the right degree of improvement.

Offered for the first time in over 50 years, the Heck Ranch embodies that niche property small enough to manage yet big enough to accommodate an operation. Whether you're in the market for commercial, ranching or recreational interests - Check this property out!



MORE INFO:

- Access: Just off I-90 - South Creek Road for approximately ¾ of a mile, and Frontage Road for ¼ mile.
- Utilities: West Central Electric and WRLJ Rural Water Company
- Taxes: 2023 Taxes were \$919.74

SHOWING DATES

**July 9 & 16
1-4 p.m. MT
& July 25
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REGISTER TO BID ONLINE AT: HEWITTLANDCOMPANY.COM



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TERMS & CONDITIONS: Bidding by Live & Online Auction

Property sells as-is without Buyer contingency of any kind. A 15% nonrefundable earnest money deposit due at conclusion of the auction. Have Financial arrangements in order. Closing will be on or before September 10, 2024. Property sells by legal description only. Complete Terms and Conditions available online at www.HewittLandCompany.com | Owner: Estate of Donald Heck.