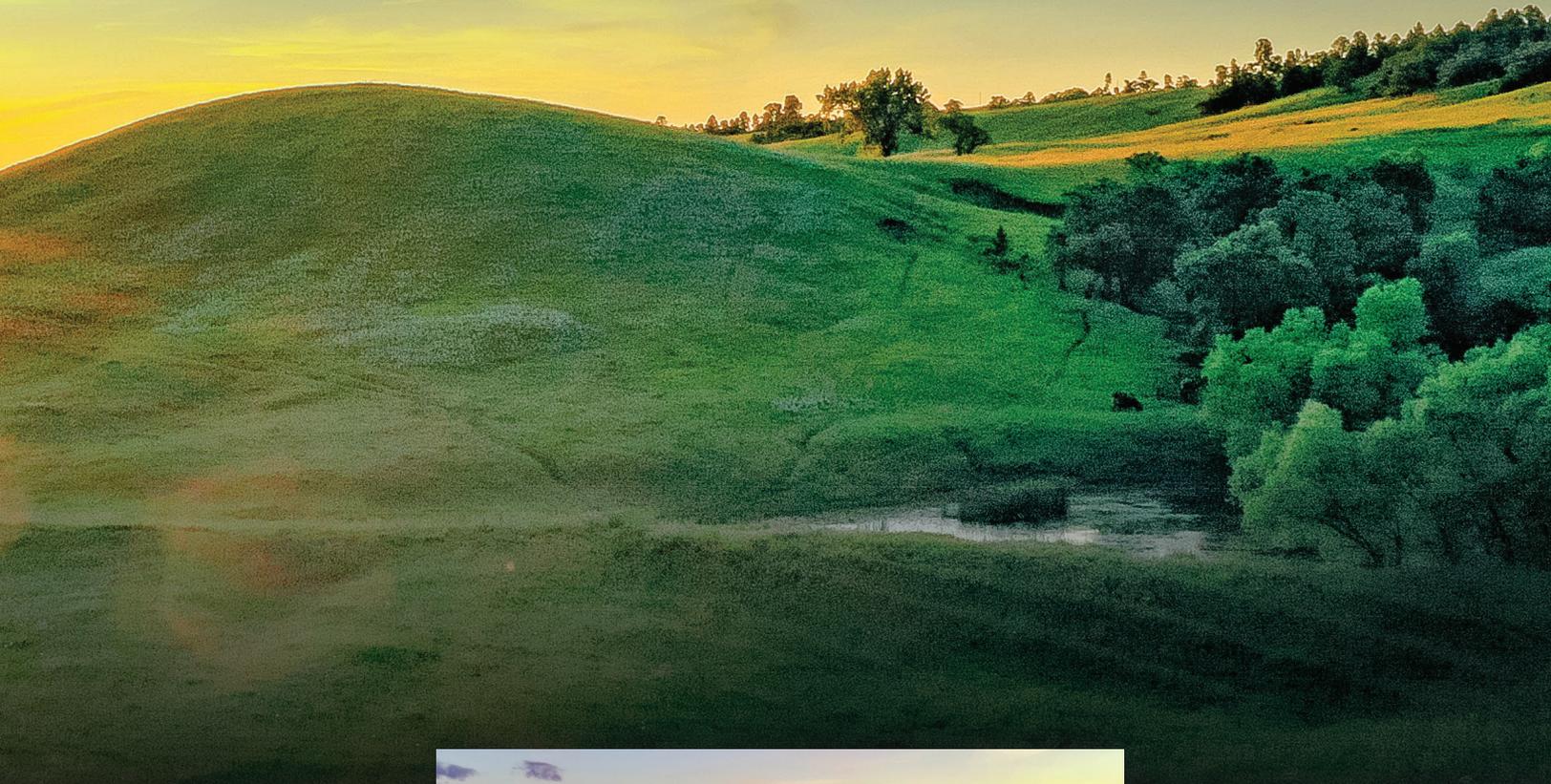


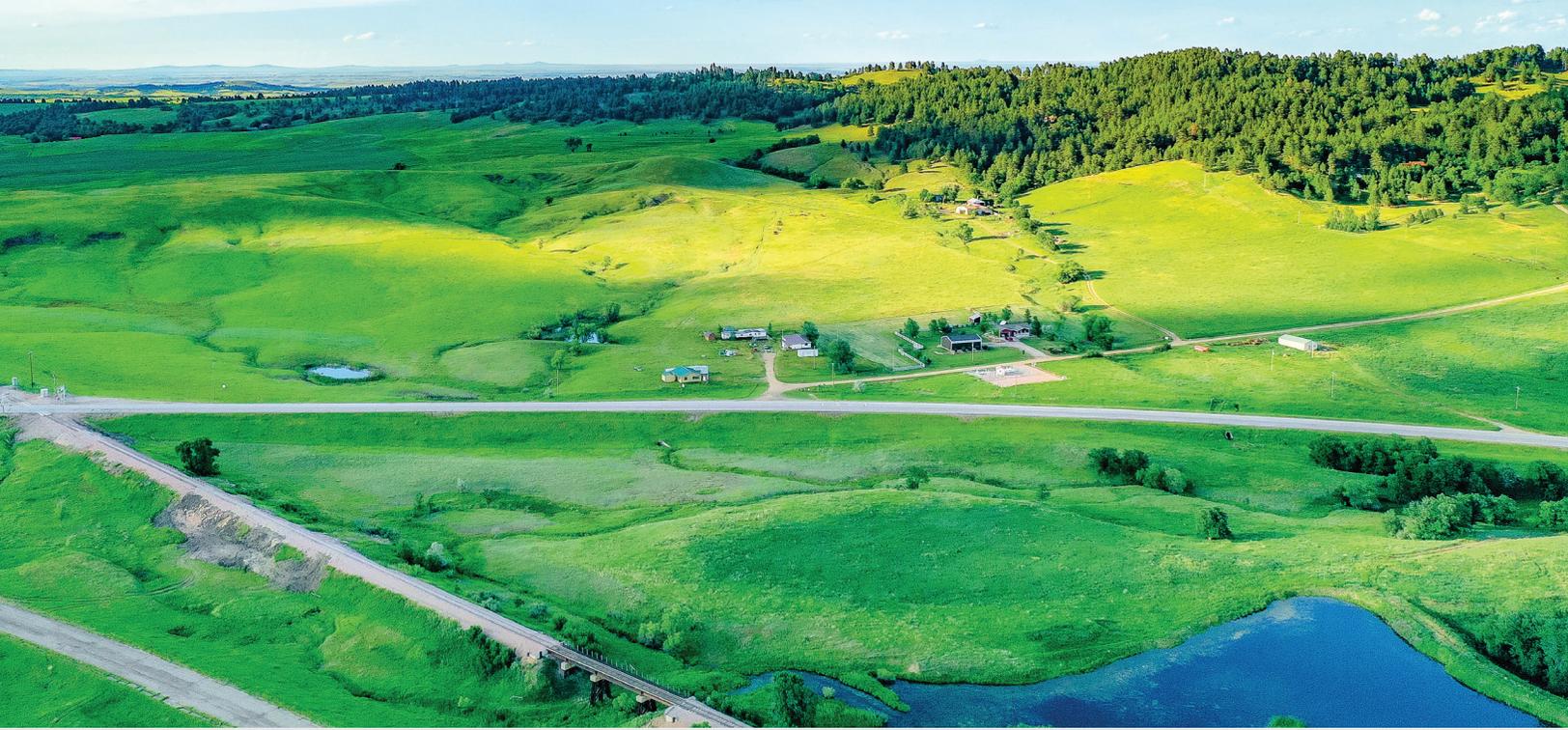
PITTMAN DEVELOPMENT LAND

149.91+/- ACRES | \$1,798,920 | WHITEWOOD, SOUTH DAKOTA



EXPERIENCE • HONESTY • INTEGRITY

AMERICAN LAND BROKERS



Presenting:

Sitting in the middle of the magnificent Black Hills community is a silent gem of 150 acres just waiting to be developed into someone's little slice of heaven or a developer's gold mine. The Pittman Development Land already has all utilities provided and all of the space needed to feel like you're away from the crowd, yet you're literally just a few minutes away from groceries, a dinner date or sports activity.

PROPERTY OVERVIEW

\$1,798,920

Total Acres: +/- 149.91 Acres

County: Lawrence County

Zoned: General Agricultural

Highway Commercial Opportunities

Residential Development Opportunities



LAND & AMENITIES

Amazing Views

Hunting/Hiking

Close Proximity

National Forests

Seclusion

Fishing



IMPROVEMENTS

Electric

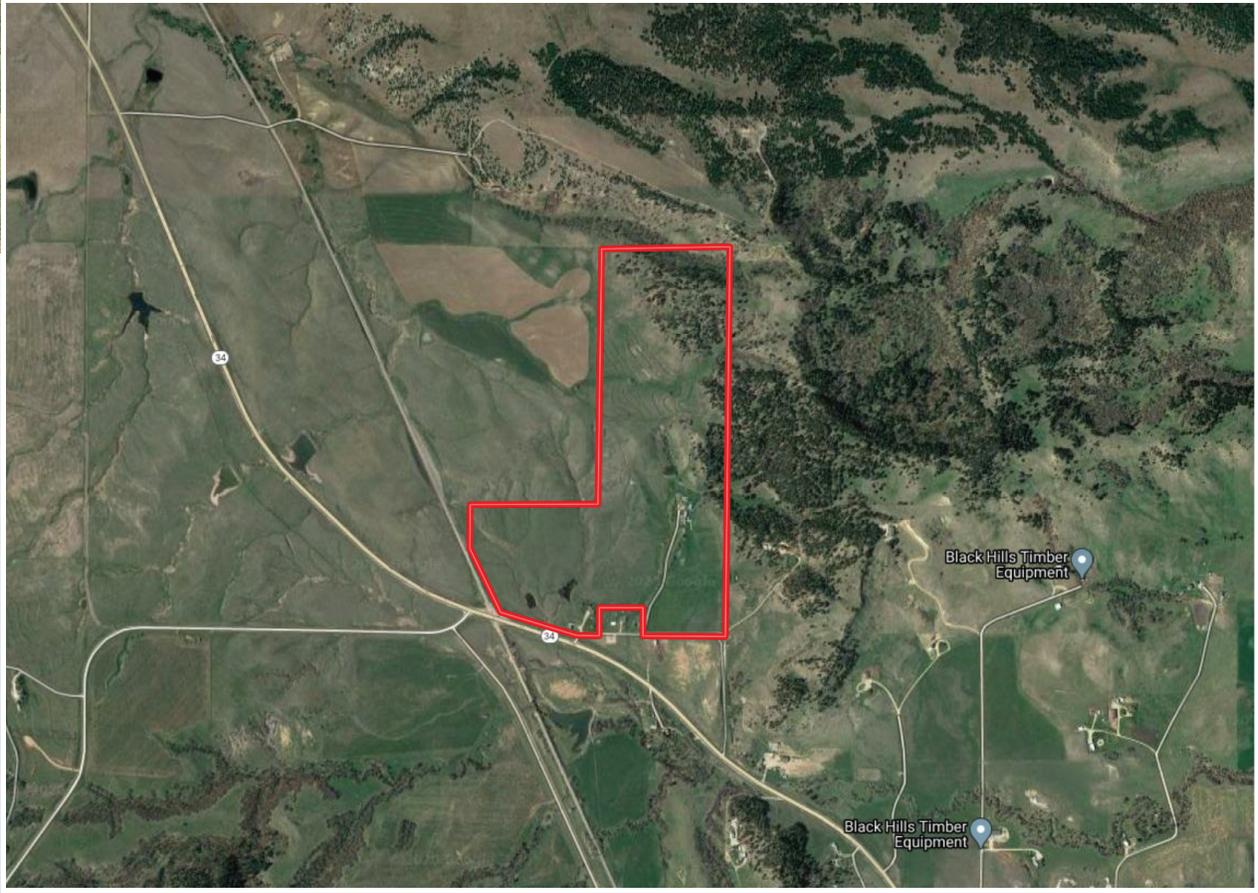
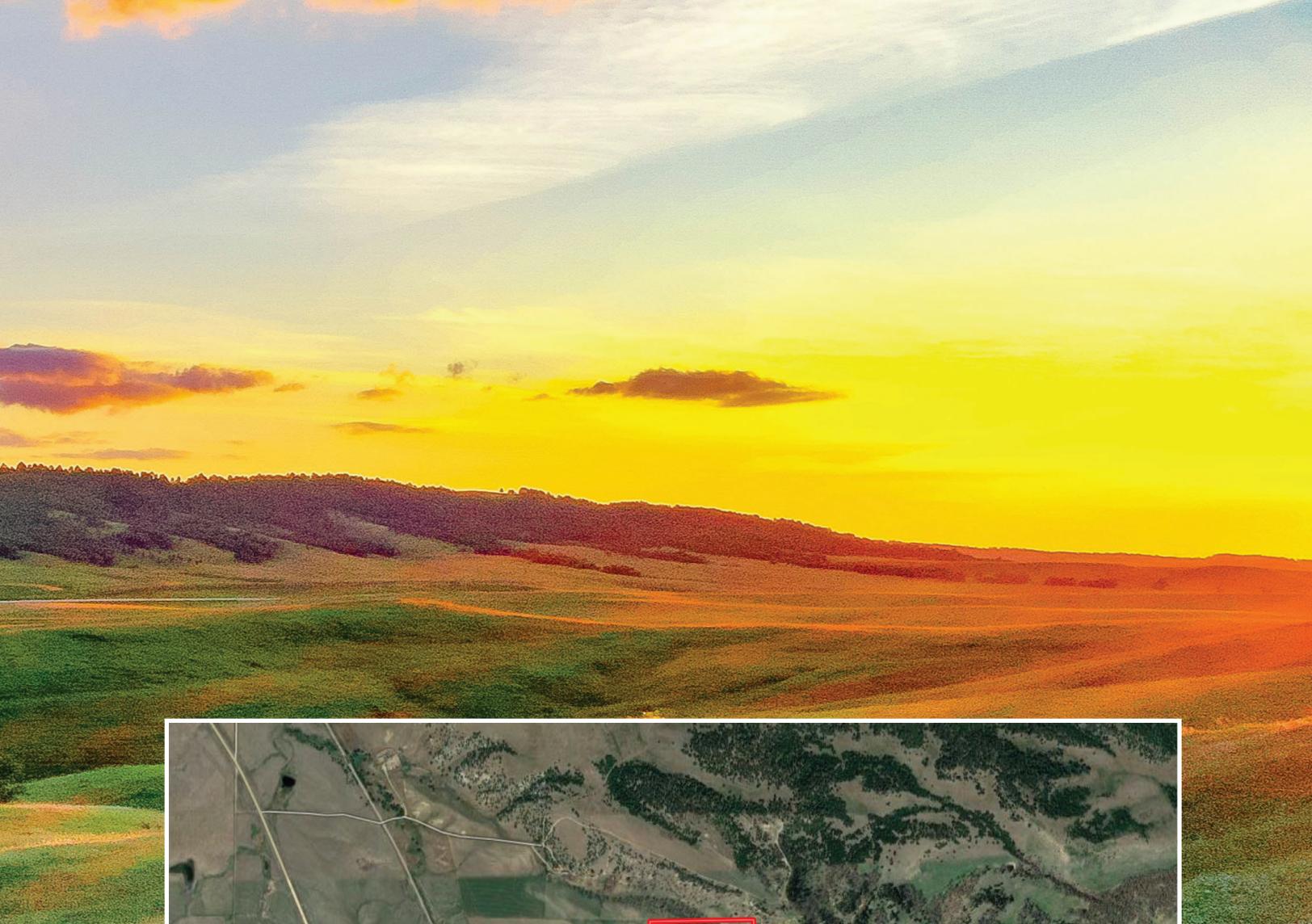
Deep Well

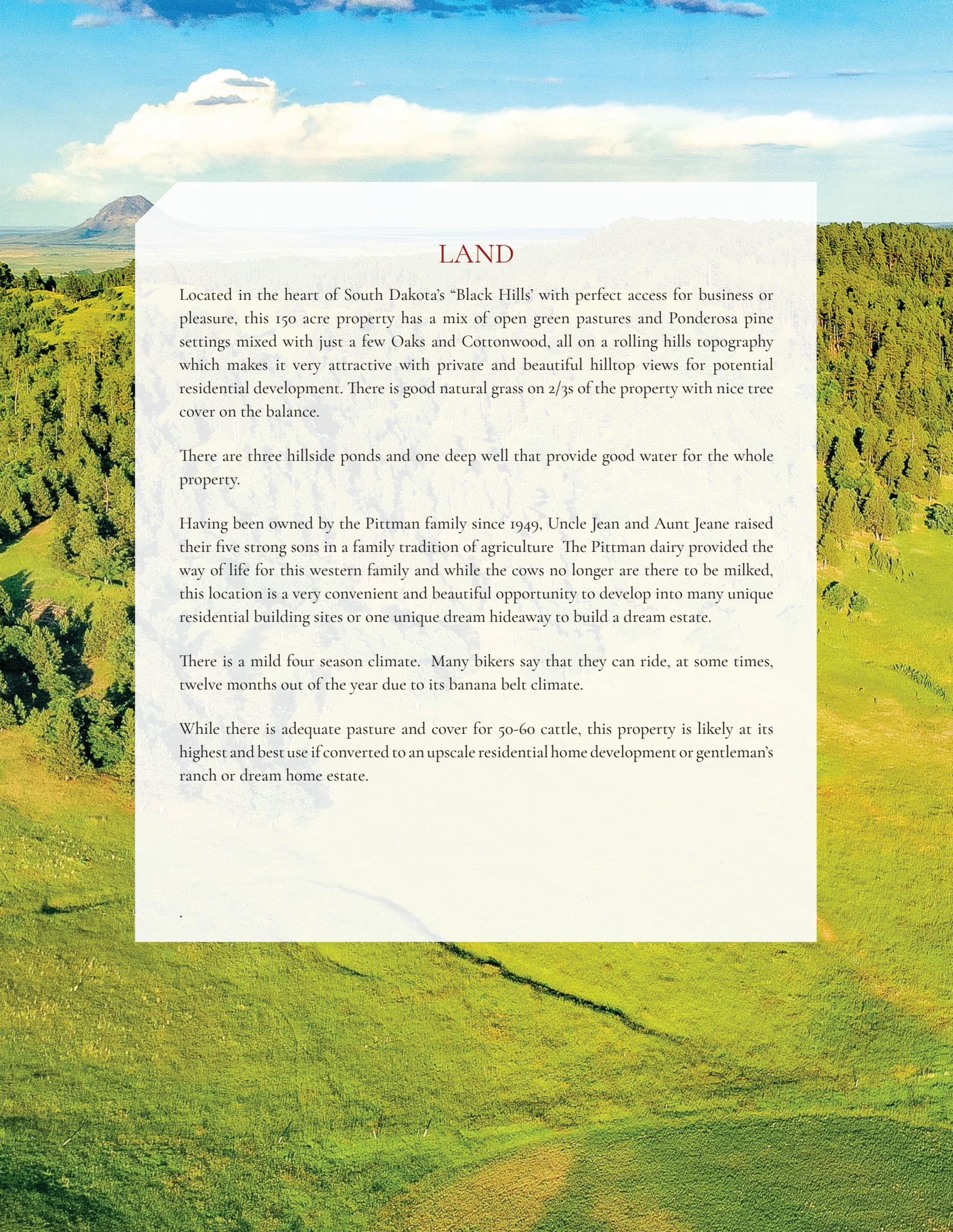
Natural Gas



LOCATION/MAP

This 150 acre parcel is situated in a great location with development potential and beautiful, hilltop views. The property is only one minute north of Whitewood which sits on the I-90 exit along State Hwy 34, and provides easy, convenient access to several communities and attractions in each direction. Key advantages to this gem are its proximity to popular and practical locations in the area. The popular town of Sturgis (home to the annual Sturgis motorcycle Rally) is seven minutes south/east on I-90 and Spearfish, the home of Black Hills University, is a quick 10 minute drive west on I-90. Both Deadwood and Belle Fouché are within 20 minutes. There are many other small towns scattered around, however, Rapid City, which is the second largest city in South Dakota, is an easy 25 minute drive southeast of the property, again, on I-90, and Rapid City's Regional Airport is within 45 minutes.





LAND

Located in the heart of South Dakota's "Black Hills" with perfect access for business or pleasure, this 150 acre property has a mix of open green pastures and Ponderosa pine settings mixed with just a few Oaks and Cottonwood, all on a rolling hills topography which makes it very attractive with private and beautiful hilltop views for potential residential development. There is good natural grass on 2/3s of the property with nice tree cover on the balance.

There are three hillside ponds and one deep well that provide good water for the whole property.

Having been owned by the Pittman family since 1949, Uncle Jean and Aunt Jeane raised their five strong sons in a family tradition of agriculture. The Pittman dairy provided the way of life for this western family and while the cows no longer are there to be milked, this location is a very convenient and beautiful opportunity to develop into many unique residential building sites or one unique dream hideaway to build a dream estate.

There is a mild four season climate. Many bikers say that they can ride, at some times, twelve months out of the year due to its banana belt climate.

While there is adequate pasture and cover for 50-60 cattle, this property is likely at its highest and best use if converted to an upscale residential home development or gentleman's ranch or dream home estate.



BUILDINGS AND IMPROVEMENTS

The buildings that come with the property are older and in various stages of disrepair. There has been no value given to them and they are sold “As is where is” condition with no warranties implied or given.

The 116 year old house is presumed to be unlivable in its current condition.

Two mobile homes along Pittman Road are to be sold or removed separate from (not included in) this sale. Seller will consider offers to purchase approximately 40 acres at the corner of Pittman Road and State Hwy 30 separately.

The property has a deep well that operated with the dairy since 1949 and was in use until 1999 and there is MDU natural gas to the house and barn and electricity has been in place for decades.



LOCAL ACTIVITIES/AMENITIES

This property itself allows for activities including horseback riding, hiking, hunting, camping, mountain biking, shooting, privacy, and semi-seclusion. Virtually next door, The Black Hills of South Dakota, has a very healthy tourist industry because of its mild climate and user friendly outdoors full of national forest and grasslands available for public use. If you think that you'll enjoy feeding wild donkeys from your car windows or seeing buffalo and prairie dogs in their natural habitat, you'll also want to include a visit to Custer State Park and Wind Cave Park, as well.

Nearby Whitewood, is a quiet little town with a couple of restaurants, a convenience store and a coffee shop. The sleepy little college town of Spearfish is a bedroom community combining more elegant homes and a golf course with the beauty of nearby Spearfish Canyon into an enjoyable time for residents and their visitors alike.

Just a little ways up the trail to the north is the western cowboy town of Belle Fourche which was the end of the trail for many Texas cattle drives and is still the home to the annual Belle Fourche Roundup Rodeo, which allows cowboys and cowgirls of all ages to celebrate the week of our nation's Independence Day in grand western style!

Rock climbers enjoy the granite spires and families may find time to take a dip in the natural hot mineral springs at Evans Plunge in Hot Springs, SD, which is a short drive away.

Neighboring towns of Custer, Hill City, Keystone, Rapid City, Sturgis, Deadwood, Whitewood, Spearfish, Belle Fourche and even small towns such as New Underwood and Hermosa offer various meals in casual to formal dining and drinking entertainment. In addition, there are opportunities for several area rodeos and county area fairs as well as entertainment events for concerts with big name entertainment at the Deadwood Grand and Rushmore Plaza Civic Center (Rapid City) throughout the entire year.





Pittman Development

I

THE BEAUTIFUL BLACK HILLS,
CUSTER STATE PARK AND
WIND CAVE PARK OFFER A
WIDE VARIETY OF OUTDOOR
ACTIVITIES.

2

A SILENT GEM JUST WAITING
TO BE DEVELOPED INTO
SOMEONE'S LITTLE SLICE OF
HEAVEN OR A DEVELOPERS
GOLD MINE.

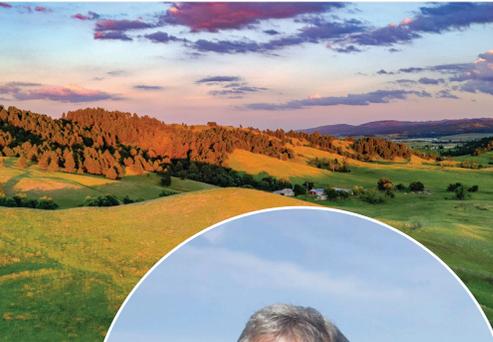
3

THERE ARE THREE HILLSIDE
PONDS AND ONE DEEP
WELL THAT PROVIDE GOOD
WATER FOR THE WHOLE
PROPERTY.

4

KEY ADVANTAGE TO THIS GEM
IS THE CONVENIENT ACCESS
TO SEVERAL COMMUNITIES
AND ATTRACTIONS IN EACH
DIRECTION.





(417) 883-1800 · Rick@AmericanLandBroker.com

RICK DENIEF

BROKER

Rick Denief was raised in the Black Hills of South Dakota and has always enjoyed his hometown history enriched with homesteaders, outlaws, pastors, and entrepreneurship. Brought up with a strong work ethic developed by being raised in the building trades, most of Rick's family stories surround ranching in western South Dakota and building something from nothing. Beginning as a real estate agent in Rapid City, Rick has spent 35+ years cultivating a sales career with success in brokering deals for executives, business owners, farmers, ranchers and the eager "good ole boys" with a bent toward the entrepreneurial.

Your Agland Specialist!