

Black Hills recreational property 10 (100 USD)



Location **South Dakota**
<https://www.genclassifieds.com/x-503324-z>

Black Hills Property For Sale

Platted in the 1890's as mining claim lodes (A lode is a mineral deposit that fills a fissure in the native rock within definite boundaries) when gold was discovered in the area. Several successful mines were dug (on the blossom and gray eagle lodes) and sent via tramways (chutes) down the side of the mountain to a large crushing mill named Lookout Mill whose remains are still very prominent. Property has been virtually untouched since then. A road was roughed in several years ago in order to access all of the Lodes. Mineral rights go with the property, so you can dig for your own gold.

The terrain is mountainous, with many rock outcroppings. Heavily wooded with predominately ponderosa pine. The mountain pine beetle (MPB) has been very active in the Black Hills. Killing large numbers of the ponderosa pine. I am in the process of getting the dead trees removed.



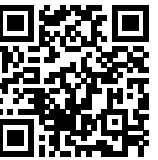
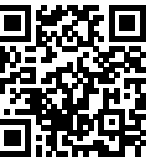






Elevations range from 5200' along the 71.92 acre Nellie Consolidated Placer (Lot 24- A placer is a place where gold is obtained by washing. . . you pan for gold in the creek) to 6000' on the northern and eastern parcels (Reid, Myrtle, Boston, Trail and Baccarat lodes)

An owners association has been established in order for the various owners to deal with common issues, mainly road maintenance and the possibility of adding electric power to the various parcels in the future.

Power is currently about 1 1/2 miles away.

The area offers good hunting (Deer, Turkey, Mountain Lion, etc.) and fishing. The town of Sturgis is a good stop. 24 hours a day the Modjave Saloon (a 24 hour saloon) where you can enjoy a burger, beer, local gossip and more. Impromptu music is provided frequently. . . . But always on Sunday afternoons by local musicians. The town booms during the Sturgis Motorcycle Rally.

Prices on the 10+ acre lots (#1-23) vary depending on the property views and build-ability. Some lots have multiple potential building sites, while others have maybe just one possible building site. . . . Depending, of course, on the imagination and creativity of the owner/builder.

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There are no covenants, so you can build a cabin, park your RV, or just camp out.

Lot# Acres Name old Price NEW PRICES

1 10.33 Reid \$54,000 now \$39,000
2 10.32 Myrtle \$49,000 now \$39,000
3 10.32 Boston \$54,000 now \$39,000
4 10.32 Trail \$49,000 now \$39,000
5 Swansea Sold
6 10.32 Brule \$44,000 now \$29,000
7 10.32 Pabst \$44,000 now \$29,000
8 10.32 Judson \$44,000 now \$29,000
9 & 10 22.66 Baccarat & Louise \$83,000 now \$65,000
11 10.33 Franklin \$44,000 now \$33,000
12 10.33 Ohio \$34,000 now \$29,000
13 10.33 Chief/Hills Sold
14 10.33 Williams \$49,000 now \$33,000
15 10.31 Merritt \$49,000 now \$33,000
16 7.78 Lynx \$34,000 now \$24,000
17 Blossom sold
18 10.19 Virginia \$39,000 now \$29,000
19 10.29 Hill City \$54,000 now \$39,000
20 Adelia Sold
21 Gray Eagle Sold
22 10.29 Illinois \$44,000 now \$33,000
23 Waldo Sold

Nellie Consolidated Placer (Lot #24) is a beautiful 71.92 acre canyon property nestled between two mountainous areas, with Castle Creek and Forest Road 181 running through the entire 1.6 mile length of the property. Would make an excellent campground/lodge or family compound. Also, could possibly be divided into two lots (40 & 31 acres) (\$6250/acre)

Also, have a 9.68 acre parcel (The California Lode) in the same area, but has power available. \$75,000

Would consider CD term on any of the properties, and would give 5% discount on multiple lot sales.

Please call (no texts please) brokers welcome

