

3 UNIQUE BUILDING LOTS

EASTERN SIOUX FALLS

- TUESDAY, SEPTEMBER 6TH AT 5:00PM -



"We Sell The Earth And Everything On It!"

800.251.3111 | Marion, SD | WiemanAuction.com

Wieman Land & Auction Inc., 44628 SD HWY 44, Marion SD 57043



**3 UNIQUE BUILDING LOTS IN SIOUX FALLS & RETAINING WALL BLOCK AND BOULDERS
LIVE AUCTION**

Due to another investment opportunity, I will offer the following lots at auction located in Cactus Height Townsite Addition on Lot 21 North Knoll Drive in eastern Sioux Falls, SD

TUESDAY, SEPTEMBER 6TH 5:00 PM

To be offered in 4 tracts

Three unique, quiet, private and secluded building lots in the Cactus Heights Townsite Addition on eastern edge of Sioux Falls, SD. This is a must see location, fully wooded lots with endless possibilities to split, develop or build your new home in this remote area of Sioux Falls. The lots currently have city water available, city sewer is close but not currently available to the lots. A septic tank could be utilized.

TRACT # 1: Lot 21 has 15,600 sq ft	Annual Real Estate Taxes: \$96.33
TRACT # 2: Lot 22 has 16,590 sq ft	Annual Real Estate Taxes: \$82.11
TRACT # 3: Lot 23 has 18,455 sq ft	Annual Real Estate Taxes: \$90.01
TRACT # 4: Lots 21, 22 & 23 has 50,645 sq ft or 1.16 acres	Annual Real Estate Taxes: \$268.45

This is a live auction with internet bidding available on www.wiemanbid2buy.com Visit our websites for more information and buyer's info packet at www.wiemanauktion.com or www.wiemanbid2buy.com

SOLD SEPARATE FROM LOTS

Approximately 31 pallets of Versa-Lok 16" x 6" Retaining Wall Blocks, 28 blocks per pallet; Several pallets of Versa-Lok A & B Cap Blocks; 14 pallets of landscape boulders, various sizes; Loadout will be Friday, September 9th 12:00pm-4:00pm and Saturday, September 10th 8:00am-12:00pm. After that, buyer is responsible for loading. Loading will be done by skid loader at \$25.00 per pallet. All lots must be paid for before they will be loaded. 6.5% Sales Tax applies to these lots.

LEGAL: Lots 21, 22, and 23 of Cactus Heights Townsite located in the North Half of the Southwest Quarter (N1/2SW1/4) and the South Half of the Northwest Quarter (S1/2NW1/4) of Section 12, Township 101 North, Range 49 West of the 5th P.M., Minnehaha County, South Dakota, according to the recorded plat thereof.

TERMS ON LOTS: Cash sale with 20% downpayment the day of sale and the balance on or before October 11, 2022. A Warranty Deed will be provided and Title insurance will be utilized with cost split 50/50 between buyer and seller. Possession granted upon final settlement. Taxes prorated to date of closing. Sold subject to confirmation by the owner. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. No buyer broker representation offered on this transaction.

**SYKIDZ PROPERTIES LLC
605-941-5412**

Wieman Land & Auction Co., Inc.
Marion SD 800-251-3111

www.wiemanauktion.com
www.wiemanbid2buy.com

Rich, Kevin, Mike, Ryan & Derek Wieman
and Nathan Timmermans, RE Brokers

**ARTICLE 8.00
RA-1 RESIDENTIAL DISTRICT**

SECTIONS:	8.01	Intent
	8.02	Permissive Uses
	8.03	Permitted Special Uses
	8.04	Conditional Uses
	8.05	Accessory Uses
	8.06	Parking Regulations
	8.07	Sign Regulations
	8.08	Density, Area, Yard and Height Regulations

8.01 INTENT. This district is intended to provide for areas of moderate residential density between ten and seventeen dwelling units per acre. This district provides for single family, two family, townhouse and multiple family residential uses plus support facilities such as schools, parks, community buildings and churches. A central sanitary sewer system must be available to serve these developments.

8.02 PERMISSIVE USES. A building or premises shall be permitted to be used for the following purposes in the RA-1 Residential District:

- (a) Single family dwelling.
- (b) Two family dwelling.
- (c) Up to and including six single family attached units in any one structure.
- (d) Multiple dwelling.
- (e) Elementary and high school.
- (f) Nursing home.
- (g) Church.
- (h) Neighborhood utilities.

8.03 PERMITTED SPECIAL USES. A building or premises may be used for the following purposes in the RA-1 Residential District in conformance with the conditions prescribed herein or by obtaining a conditional use permit for such use in conformance with the requirements of Article 19.00.

- (a) Churches:
 - (1) The main building shall be set back fifteen feet from the side lot lines.
- (b) Group home subject to:
 - (1) The distance between the proposed use and any existing group home measured from lot line to lot line is not less than 1,000 feet.
 - (2) Such use shall be permitted only so long as the facility continues to be licensed by the State of South Dakota.

- (c) Nursing home subject to:
 - (1) Such use shall be permitted only so long as the facility continues to be licensed by the State of South Dakota.
- (d) Group day care subject to:
 - (1) A four foot high fence shall be constructed between the play area and the street when the play area is adjacent to any arterial or collector street.
 - (2) A safe pick up and drop off area must be provided for the children.
- (e) Antenna support structure, subject to:
 - (1) Stealth design approved by the County Planning Director.

8.04 CONDITIONAL USES. A building or premises may be used for the following purposes in the RA-1 Residential District if a conditional use permit for such use has been obtained in conformance with the requirements of Article 19.00:

- (a) Private lake.
- (b) Boarding or rooming house.
- (c) Convent and monastery.
- (d) Day care center.
- (e) Park for mobile homes and manufactured homes in conformance with Article 15.06.
- (f) Electrical substation.
- (g) Public utility facility.
- (h) Telecommunications tower.

8.05 ACCESSORY USES. Accessory uses and buildings permitted in the RA-1 Residential District are accessory buildings and uses customarily incident to any permitted uses in the district.

8.06 PARKING REGULATIONS. Parking within the RA-1 Residential District shall be regulated in conformance with the provisions of Article 16.00.

8.07 SIGN REGULATIONS. Signs within the RA-1 Residential District shall be regulated in conformance with the provisions of Article 17.00.

8.08 DENSITY, AREA, YARD AND HEIGHT REGULATIONS. The maximum height and minimum lot requirements within the RA-1 Residential District shall be as follows:

**RA-1
RESIDENTIAL
DISTRICT**

(a) **General Requirements:**

	<u>Density</u>	<u>Lot Area</u>	<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>	<u>Maximum</u>	
	<u>(sq. ft)</u>	<u>(sq. ft)</u>		<u>Width</u>	<u>Yard</u>	<u>Yard</u>	<u>Yard</u>	<u>Height</u>
Single Family Dwelling	5,000	5,000		50'	25'*	5'***		45'
Two Family Dwelling	2,500	5,000		50'	25'*	5'***		45'
Townhouses	2,400	5,000		16'	25'*	0' or 10' on non-party wall side		45'
Multiple Dwellings							Smaller of 25' or 25% of lot depth	
3 to 8 Dwelling Units		2,500	7,500	50'	25'*	7'***		45'
9 to 12 Dwelling Units		2,500	7,500	75'	25'*	15'		45'
Over 12 Dwelling Units		2,500	30,000	100'	25'*	15'		45'
Rooming Houses	200/bed	5,000	50'	25'*	5'***			45'
Other Allowable Uses	---		5,000	50'	25'*	15'***		45'

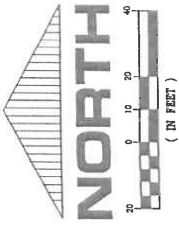
* The front yard along the side street side of a corner lot may be reduced to 20 feet.

** The side yard will be required to be increased to 10 feet when the building is three stories in height or more.

(b) There shall be a required front yard on each street side of a double frontage lot.

(c) Buildings with side yard setbacks less than required herein, may have additions erected in line with the existing building and provided further that said additions will be erected no closer to the lot line than the existing building.

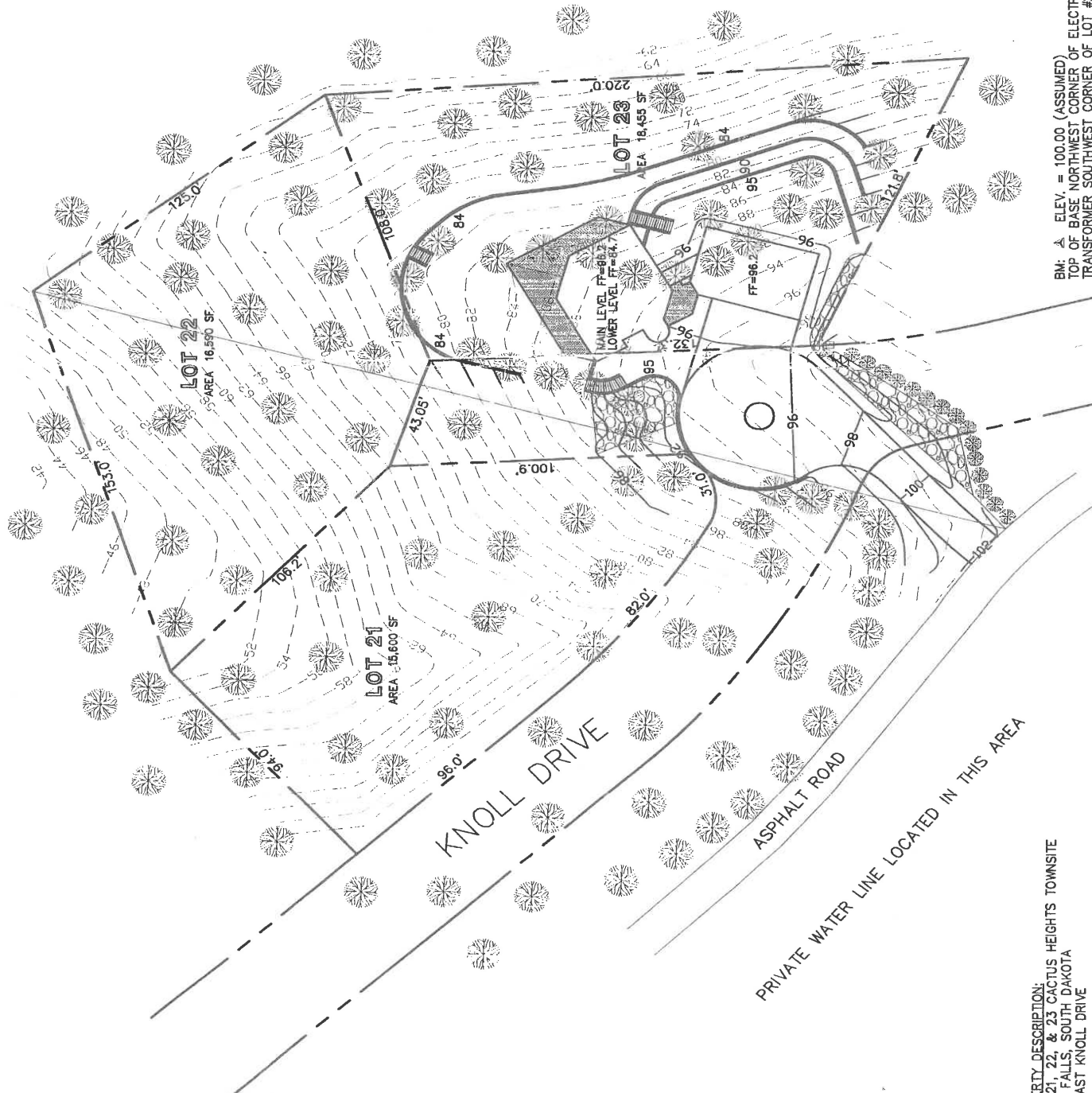
CACTUS HEIGHTS TOWNSITE



LEGEND

NOT ALL SYMBOLS APPEAR ON DRAWING

---	CENTERLINE
---	PROPERTY LINE
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	NATURAL GAS
---	UNDERGROUND TELEPHONE
---	OVERHEAD TELEPHONE
---	FIBER OPTIC
---	UNDERGROUND POWER
---	UNDERGROUND CABLE TV
---	OVERHEAD CABLE TV
---	EXISTING SANITARY SEWER
---	SANITARY SEWER
---	EXISTING STORM SEWER
---	STORM SEWER
---	WATER MAIN
---	WATER VALVE
---	FIRE HYDRANT
---	CURB STOP
---	POWER POLE
---	TRAFFIC SIGNAL
---	STREET LIGHT
---	PARKING LOT LIGHT
---	ELECTRICAL JUNCT. BOX
---	UTILITY PEDESTAL
---	BENCH MARK
---	PROPERTY PIN FOUND
---	GAS VALVE
---	SANITARY SEWER MANHOLE
---	SF TYPE DROP INLET
---	B1 DROP INLET
---	STS JUNCT. BOX
---	STS CATCH BASIN
---	CURB & GUTTER
---	CHAIN LINK FENCE
---	BARBED WIRE FENCE
---	WOOD FENCE
---	SILT FENCE
---	CONIFEROUS TREES
---	DECIDUOUS TREES
---	GRASS TURF



ERIC P. WILLADSEN, P.E.
 22 NOV 2006

I, ERIC P. WILLADSEN, P.E., HEREBY ACKNOWLEDGE THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.

BM: Δ ELEV. = 100.00 (ASSUMED)
 TOP OF BASE NORTHWEST CORNER OF ELECTRICAL TRANSFORMER
 SOUTHWEST CORNER OF LOT #23

PROPERTY DESCRIPTION:
 LOTS 21, 22, & 23 CACTUS HEIGHTS TOWNSITE
 SIOUX FALLS, SOUTH DAKOTA
 #21 EAST KNOLL DRIVE

WILLADSEN LUND ENGINEERING
 902 SOUTH CLEVELAND AVENUE
 SIOUX FALLS, SOUTH DAKOTA 57103
 PHONE: 605-336-1111 FAX: 605-336-1112

DATE: _____
 REVISIONS: _____

OWNER: _____
 CONTRACT NO.: _____
 SHEET NO.: 2006-04
 DRAWN BY: _____
 APPROVED BY: _____
 DATE: _____

CACTUS HEIGHTS TOWNSITE **SITE PLAN** **C1**

3 BUILDING LOTS

EASTERN SIOUX FALLS

**TUESDAY,
SEPTEMBER 6TH
AT 5:00PM**

*Auction will be held
on-site of the building lots
at N. Knoll Drive,
Sioux Falls, SD.*

TERMS: Cash sale with 20% downpayment the day of sale and the balance on or before October 11, 2022. A Warranty Deed will be provided and Title insurance will be utilized with cost split 50/50 between buyer and seller. Possession granted upon final settlement. Taxes prorated to date of closing. Sold subject to confirmation by the owner. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. No buyer broker representation offered on this transaction.



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