

AUCTION

BAD RIVER FURNITURE

COMMERCIAL BUILDING WITH OVER 14,400 SQ.FT.

29 E. MAIN AVENUE - FT. PIERRE, SD



NOVEMBER 18, 2025
WRITTEN BID OFFERS DUE

NOVEMBER 19TH - NOVEMBER 20TH
ESCALATION PERIOD

OWNER: TERRY AND BARBARA ENT LLC

Bidding Procedure

Dakota Land Company is offering 1 tract for continual bidding. Written bid forms can be downloaded from www.dakotalandco.com or attached to a Property Information Packet. All written bid forms are due by 5:00 pm November 18th Emailed (dakotalandco@gmail.com) or mailed (1010 West Second Street Pierre, SD 57501) A minimum bid of \$475,000 is required to be part of the auction escalation period. During the escalation period (November 19th-20th) bids can be increased. Bidding must be by phone, text, or email. You must pre-register to bid and use provide bid/offer form provided by Dakota Land Co.

Auction Professionally Conducted by:

Todd Schuetzle- Pierre, SD

Broker/Auctioneer 605.280.3115 or todd@placetohunt.com

Graham Schuetzle - Pierre, SD

Broker Associate 605-220-4014 or dakotalandco@gmail.com

Brokerage Firm: Dakota Land Co.



Dakota Land Co.

Schuetzle Real Estate & Auction Firm

Call or visit **www.DakotaLandCo.com** for complete property information packet on the real estate. Open House October 28th, 2025 From 9:00 A.M. - Noon Central time.
Call Agent for personal property showing, must have Broker or agent present to view property.

Dakota Land Co will be acting as agent to the Seller with the duty to represent the Seller's interest.

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Multiple Offer Auction Form:

Terry and Barbara Ent LLC Commercial Building

Property Legal Description:


Blk 1 Lots 26 -30 & West 7.5' Lot 31: City of Ft. Pierre, SD

 This offer must be **RECEIVED** by **November 18th - 5:00PM(CST)**

- Offers must be Emailed or Mailed to Broker/Auctioneer todd@placetohunt.com, or dakotalandco@gmail.com
- Only written offers at or above minimum may be raised during the Escalation period. The minimum bid must be **\$475,000** or more to be able to participate in the auction. Minimum bid not reserve price
- Escalation period will extend from **November 19th to November 20th 2025 7:00PM (CST)** . **During this time bidder may increase their bids.**
- **Purchaser agrees to enter into a Purchase Agreement at the conclusion of the auction.**
- Buyer accepts Auction terms and conditions outlined in Exhibit "A"
- In the event an accepted offer does not result in a closed escrow, Seller reserves the right to re-open negotiations with any offeror and/ or Seller may request Listing Agent to solicit new offers.
- Buyer reviewed/downloaded the property information disclosure form  Initial Here _____

Total Bid Amount \$ _____

Purchaser: _____ Date: _____

 This form is a legal binding contract to enter into a purchase agreement

Todd Schuetzle Broker: 605-280-3115

Graham Schuetzle Broker Associate: 605-220-4014

TERMS AND CONDITIONS

DOWN PAYMENT: This is a cash sale auction. Buyer is required to pay ten percent (10%) nonrefundable earnest money deposit of purchase price on the day of sale. Balance of purchase price shall be paid in cash at the time of final closing. Your bidding is not conditional upon any financing. Buyer must have financing in place prior to sale day.

SELLER CONFIRMATION: Sale shall be subject to confirmation by the Seller. The Seller reserves the right to reject any and/or all bids received on tract without cause or reason for such rejection. Minimum bid required is not the reserve bid.

REAL ESTATE TAXES: The 2024 real estate taxes, payable in 2025 will be paid in full by the Sellers. The 2025 real estate taxes payable in 2026 will be prorated to the date of final closing. Real Estate Taxes are subject to reassessment.

OFFERS DUE: Minimum Bid is required to participate in the escalation period. Minimum bid offers are due on **November 18th, 2025 at 5:00PM (CST)**. Offers must be mailed to Dakota Land Co. 1010 West Second, Pierre, SD 57501, or emailed or texted to Broker or Associate Broker. Bidders meeting the minimum required will be invited to continue to increase their bids during the Escalation Period which is **November 19th till November 20th, 2025. 7:00PM**. Bid form offered in Property Information Packet must be used for submission of all bids.

COUNTY RECORDS: Tract will be sold by legal description and lot sizes as assessed and provided by the Stanley County offices.

POSSESSION: Possession will be upon final closing.

TITLE: Title insurance will be provided following the execution of a real estate purchase agreement. Title insurance costs to be split 50%Seller—50%Buyer. Sellers agree to provide and execute a proper deed conveying the real estate to the Buyer(s) by appropriate deed. Real Estate will be free and clear of all liens, but subject to easement, reservations, mineral conveyances, and exceptions of records, as well as statutory rights of way.

FINAL CLOSING: Final closing shall take place on **December 23rd, 2025**, or as soon after the auction date as closing arrangements and documents can be completed. In addition to Seller's retention of the non-refundable earnest money, seller shall have all remedies, in law or in equity in the event that the Buyer fails to close.

PURCHASE AGREEMENT: Successful bidders will execute a real estate purchase agreement immediately following the auction. Purchase agreement will be made available for review prior to the start of the auction.

AGENCY: Dakota Land Company will be acting as exclusive agents of the Seller with the duty to represent the Seller's interest exclusively.

DISCLAIMER: All information gathered for auction purposes was provided by the Stanley County Governmental offices. The information is believed to be accurate but is subject to verification by all parties relying on it. The property is being sold "AS IS, WHERE IS" basis, and no warranty or representation either expressed or implied, concerning the property such as boundaries, is made by the seller or the broker/auction company. All prospective buyers are strongly encouraged to conduct an independent investigation of the property. Dakota Land Co will not be responsible for typographical errors, misprints, or inaccurate information as provided by the Seller, or County Offices. All maps that have been put together for Property Information Package are approximate and are from sources deemed reliable; however, accuracy is not guaranteed. Maps are not to scale.

Commercial Building Ft. Pierre, SD



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Email:
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Downtown Ft. Pierre, SD commercial space now for auction 29 E. Main in Ft. Pierre. With GREAT Location on main street and ample space for light industrial and commercial flexibility. Multiple buildings

- Construction Type: Enercept Panel(Main),Steel Clad (Side)
- Lot Size: 132.5'x165'
- Building(Main): 80' x 120' built in 1986
- Side Building 40'x120' with 6" of concrete built in 2021
- Utilities: Electric
- Accessibility: Main Street
- Zoning: Commercial
- Loading Access: Loading dock, Four (4) garage doors
- HVAC: Yes



Located in the growing town of Ft. Pierre right next to the Iconic Bad River and Lilly Park, Ft Pierre School, city pool, and multiple restaurants, this commercial provides ample room to accommodate your

- Transit & Access: Street entrance and back loading
- Parking: Front (6 slots) and rear (25+ slots)
- Near by businesses: Silver Spur, Maier Meats, Pat Duffy Community Center, Ft Pierre School
- Ceiling Height: 16' floor to truss
- Frontage: 120' along Main Street
- Taxes: \$8,496.92 (2024)
- Vimeo Link: <https://vimeo.com/1125595975>



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