

## **Aurora Plains – Plankinton**

1400 East 10<sup>th</sup> Street  
Plankinton, SD 57368

Property A: 82.00 Acres more or less  
Property B 100.73 Acres more or less



### **Legal Description**

Property A: NE ¼ Less N 880' of 14-103-64, Aurora County, South Dakota  
Property B: NW ¼ Less N 880' 13-103-64, Aurora County, South Dakota

### **Description**

Property A: 82.00 Acres – Multiple buildings used as a juvenile detention center known as Aurora Plains Academy (the former State Training School property)  
Property B 100.73 Acres – unimproved farm land

Clinicare has leased the campus since 2006. Property B is leased to a local farmer, who also leases the hay land on Property A.

### **Appraised Value**

Property A: \$1,358,000  
Property B: \$282,000

### **Auction for Campus only**

Aurora County Courthouse  
401 Main Street  
Plankinton, SD 57368

Wednesday, October 4<sup>th</sup>, 2017 at 11:00 AM CST

Note: The hay land (Property B) will be sold at a later date as we are awaiting a survey for an easement.

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## **STAR Academy – Custer**

12279 Brady Drive  
Custer SD 57730



173.37 Acres more or less (excluding cemetery of approximately .29 acres)

Sale excludes the cemetery with the presumption that it will be retained and cared for by the State.

### **Legal Description**

SW¼ SW ¼ Section 12; W½NW¼ Section 13; SE¼N ¼, Less lots H2 & H3; Tract B of HES #169, Less Lot H1, Section 14; Part of HES #169, Less Lot H1, Sections 13, 14, & 23; Township 4 South; Range 4 East; BHM, Custer County, South Dakota.

### **Description**

27 buildings totaling approximately 191,120 square feet (11 of which are single family residences totaling 19,367 sf). The first buildings were originally built in 1911 as a State operated Sanatorium. Later the facility operated as a developmental center. The complex was last modified in 1996 to be used as a resident facility for adjudicated youth for the Department of Corrections.

Custer County Tax ID Parcels: 1621, 1622, 1623, 1627, 1628 and 1630

### **Open House**

Open houses and tours will be held on October 6<sup>th</sup> Noon to 3:00 PM, October 17<sup>th</sup> 11:00 AM-4:00 PM,

### **Appraised Value**

\$2,340,000

### **Auction**

Custer County Courthouse

Wednesday, October 18, 2017 at 11:00 AM MST

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## **Echo Valley (Mayo) – Custer**

Custer County

Western portion – 45.1 acres

Eastern portion – 28.21 acres



### **Description**

The Echo Valley property located west of Highway 385 and southwest of STAR Academy's main campus has been appraised separately from the STAR Academy campus. This property has the Mayo well that provided a secondary water source to the STAR Academy. If this property is not sold to Custer County, then it also will be sold at public auction on a date yet to be determined. The property will be divided into two separate parcels to be sold; 1) the western portion – 45.10 acres was appraised at \$215,000 or \$4,676 per acre; 2) the eastern portion – 28.21 acres was appraised at \$115,000 or \$4,076 per acre.

Custer County Tax ID Parcel: 1651

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## **Rushmore Building – Rapid City**

Current DOC Rapid City Juvenile Community Corrections office location

(Previously Western Dakota Technical Institute programs such as fire science and diesel technology)

1600 Sedivy Lane

Rapid City, SD

10.02 acres more or less



### **Legal Description**

Platted Tract B of E1/2 SE1/4, Section 5, Township 01 North, Range 08 East, of the Black Hill Madeiran, Pennington County, South Dakota.

Tract B in the Northeast Quarter of the Southeast Quarter and in the Southeast Quarter of the Southeast Quarter of Section 5, Township 1 North, Range 8 East of the Black Hills Meridian, City of Rapid City, Pennington County, South Dakota.

### **Description**

Building is 96,324 GBA with a second 4,752 square feet building currently leased as a daycare. Full building specifications available at [www.sdpubliclands.com](http://www.sdpubliclands.com)

### **Open House**

Open houses and tours were held on August 23rd 10:30 AM to 2:00 PM, August 24th 9:00 AM-1:00 PM, September 11th 10:30 AM to 1:00 PM.

### **Appraised Value**

\$4,100,000

### **Auction**

Pennington County Administration building  
1st floor County Commissioners Room  
130 Kansas City Street, Rapid City SD  
Thursday, September 14th, 2017 11:00 AM MST – **TOMORROW**

Successful bidder buys the land subject to existing uses and restrictions of record. Approximately 2.36 acres of the 10.02 acres of property are restricted in use to a fire training facility and burn tower for the City of Rapid City by a lease agreement dated August 21, 2006 for a period of 90 years. Sale will require the continued use of this property by the city and Western Dakota Tech. The value charged to the appraisal for the encumbered land is \$1. Property has three tenants leasing 23,634 square feet who have expressed an interest in continuing to lease space if available.

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### **Sequel/West Farm – Sioux Falls**

The West Farm property will not be sold, but continue to be lease by Sequel. Currently Sequel operates, through a contractual lease with the DOC, a 32-bed transitional program for male juveniles on the West Farm property.

The DOC and Sequel have signed a lease to begin a new group care program – Falls Academy. Sequel has purchased buildings for this purpose. The buildings will be trucked to the site. Sequel anticipates setting the buildings in place in the near future. The purpose of the new program is to utilize in-state beds closer to home and send less juveniles to out-of-state facilities.

The State Engineers office has contracted with Banner to determine if the current wastewater lagoon can accommodate the additional load of the Falls Academy program.

Sequel is responsible for all costs associated with the new building. In addition, we have shifted most of the maintenance and repair costs associated with operation of the campus from the DOC to Sequel.