

# Multi-Use Property

Hidden Valley  
2800 W. 57th St.  
Sioux Falls, SD

# Land For Sale



## 2800 West 57th St., Sioux Falls, SD

### Property Information

List Price: \$3,200,000  
Acres: 11+/-  
Square Feet: 520,896 +/-  
Parcels: 4  
Existing Zoning: 82 (recreational)  
RE Taxes: \$7,771.68  
Legals: See following pages  
Occupancy: Immediate

### Property Synopsis

Approximately 11 acres +/- or 520,896 SF +/- located between South Louise Ave. and South Western Ave. on 57th Street. 4 total parcels. I-229 directly to the South of the property. Bike trails behind (North) of property and City park (Sertoma).

Neighbors include Bridges at 57th to the East at 57th and Western Ave. Beacon Center to the West at Louise and 57th.

Excellent location for extended stay hotel, offices, professional plaza, educational institution. Property is in the heart of the South central City. Close to Interstate system (229 & 29), Universities, Hospitals, Empire Mall.

# HAGG

Hagg Properties, LLC

c 605.728.9196

e [steve@haggproperties.com](mailto:steve@haggproperties.com)

[www.haggproperties.com](http://www.haggproperties.com)

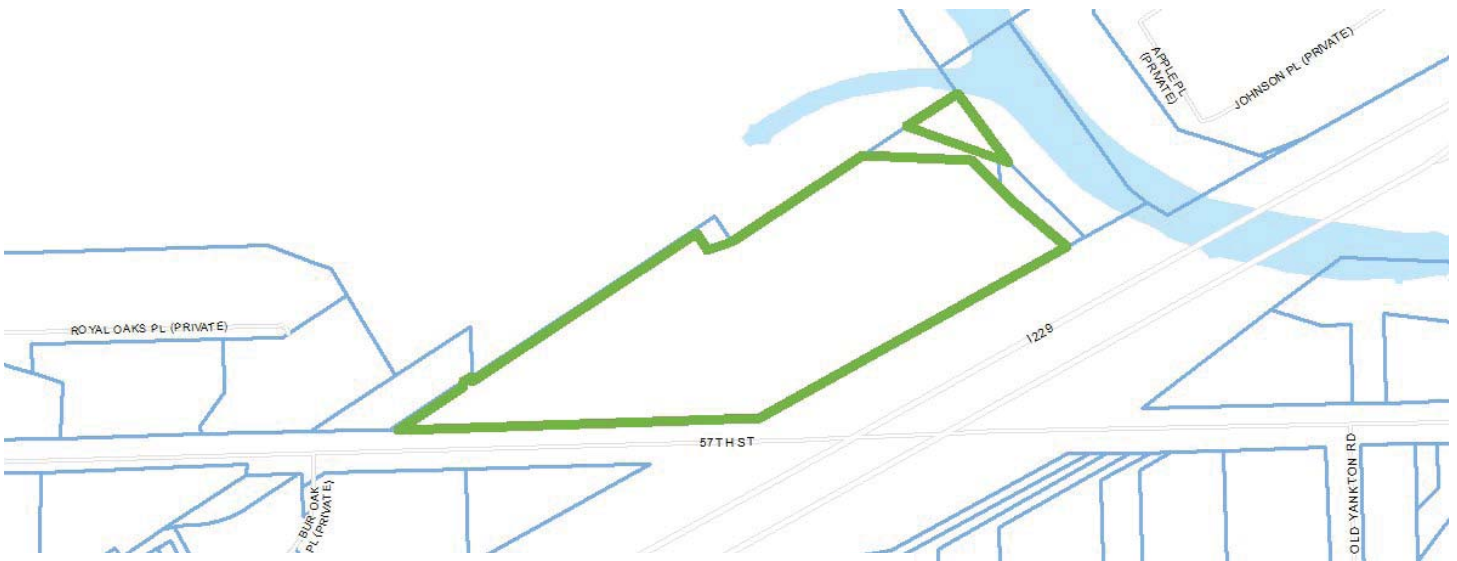
## Steve Natz

Broker Associate

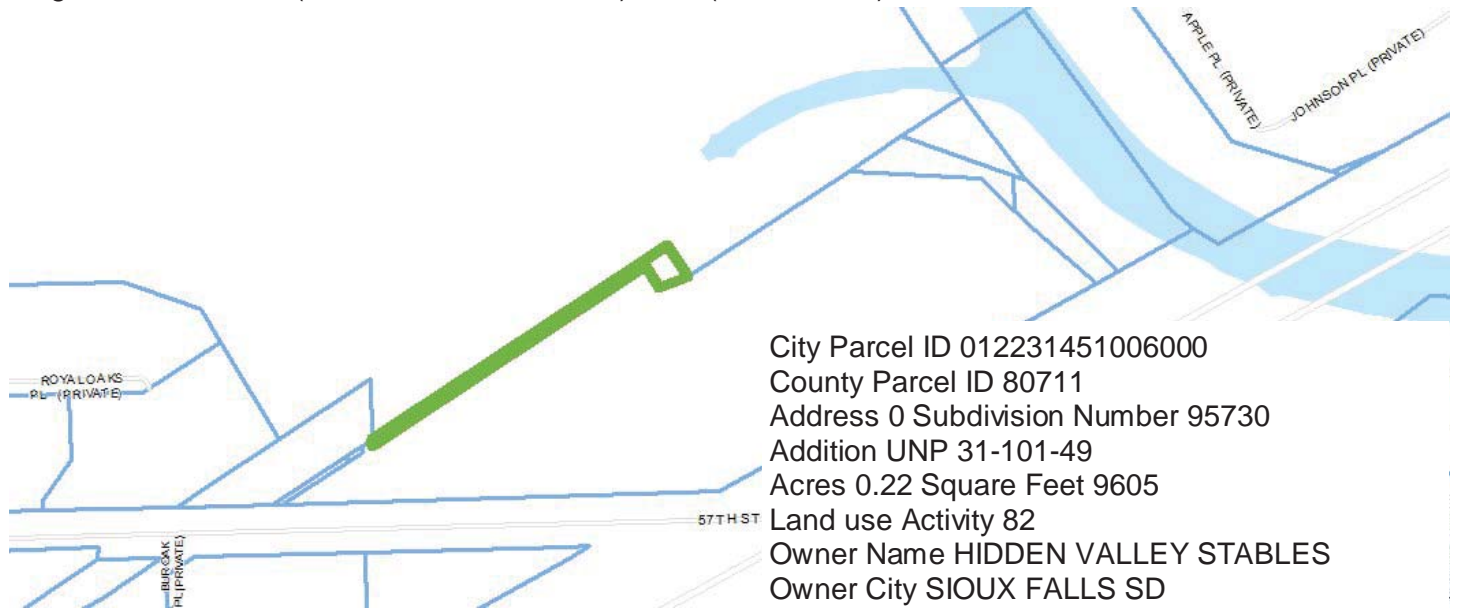
Sioux Falls, SD

Rapid City, SD 57701  
601 W. Boulevard

The information contained herein is by either the Owner or County Assessor or both. All information is deemed reliable but not guaranteed. Buyer should verify information independently.



City Parcel ID 012231451003000  
County Parcel ID 54355  
Address 2600 W 57TH ST  
Subdivision Number 95730  
Addition UNP 31-101-49  
Acres 11.08 Square Feet 482813  
Land use Activity 91  
Owner Name HIDDEN VALLEY STABLES  
Owner City SIOUX FALLS SD  
Legal PART TRS 20 (EX LOT E-1, E-2, & E-3) & 21 (EX LOT E-1)



City Parcel ID 012231451006000  
County Parcel ID 80711  
Address 0 Subdivision Number 95730  
Addition UNP 31-101-49  
Acres 0.22 Square Feet 9605  
Land use Activity 82  
Owner Name HIDDEN VALLEY STABLES  
Owner City SIOUX FALLS SD  
Legal LOT E-2 TR 20 CO AUD SUBD 31-101-49

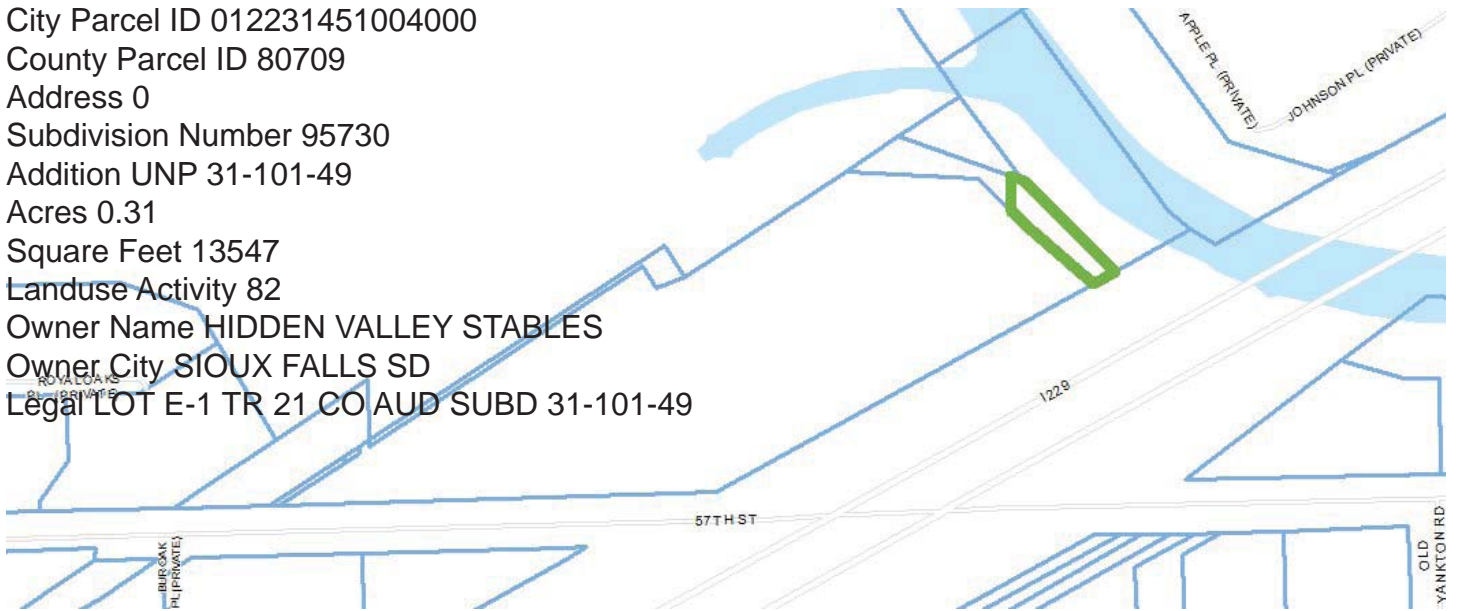
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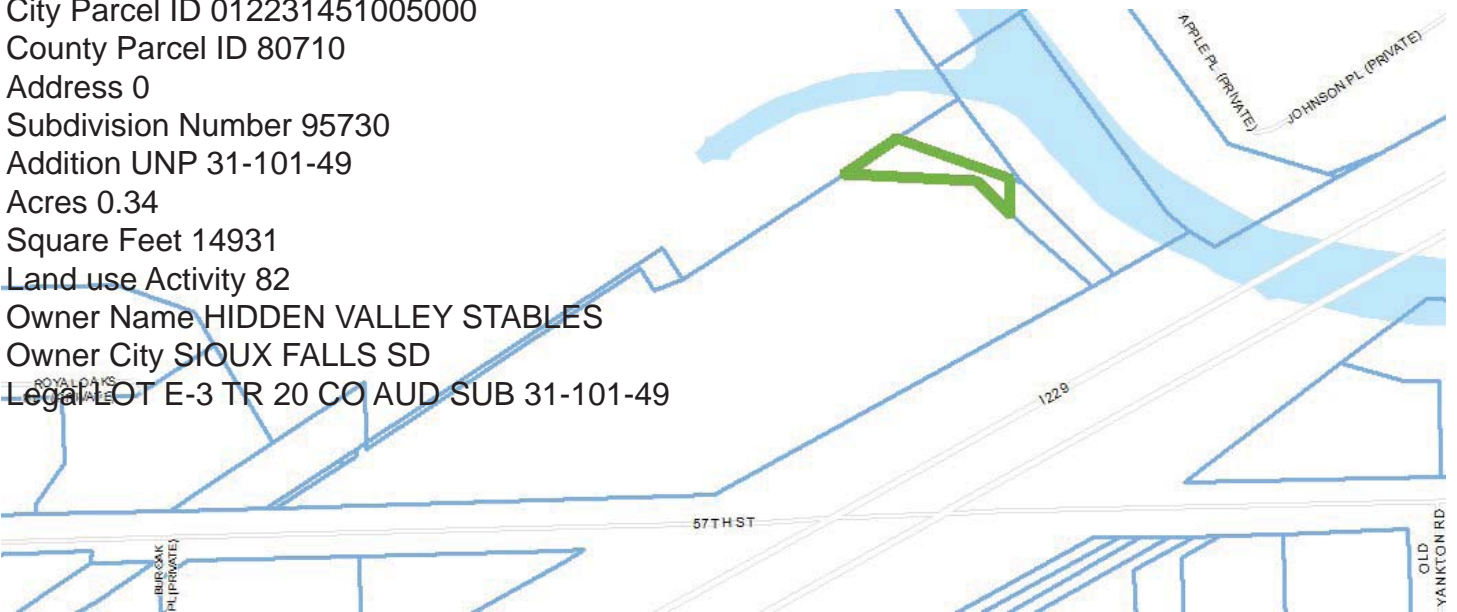
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City Parcel ID 012231451004000  
County Parcel ID 80709  
Address 0  
Subdivision Number 95730  
Addition UNP 31-101-49  
Acres 0.31  
Square Feet 13547  
Landuse Activity 82  
Owner Name HIDDEN VALLEY STABLES  
Owner City SIOUX FALLS SD  
Legal LOT E-1 TR 21 CO AUD SUBD 31-101-49



City Parcel ID 012231451005000  
County Parcel ID 80710  
Address 0  
Subdivision Number 95730  
Addition UNP 31-101-49  
Acres 0.34  
Square Feet 14931  
Land use Activity 82  
Owner Name HIDDEN VALLEY STABLES  
Owner City SIOUX FALLS SD  
Legal LOT E-3 TR 20 CO AUD SUB 31-101-49



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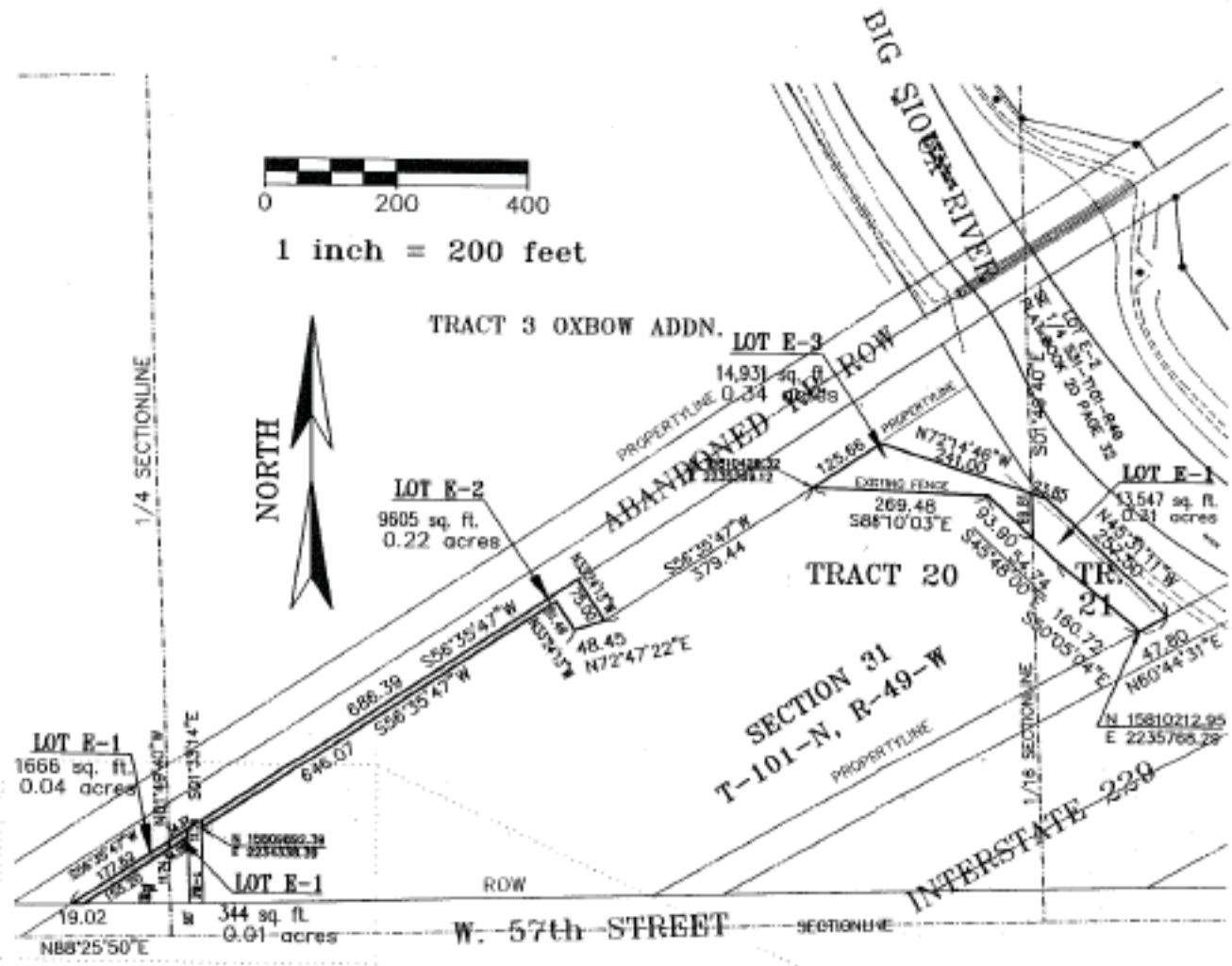
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PARCEL 13a  
713 E

PLAT OF LOT E-1, E-2 & E-3 TR.20 -- LOT E-1 TR.21 -- LOT E-1 TR.26  
SHOWING TRACTS OF LAND TO BE ACQUIRED FOR CHANNEL LEVEL IMPROVEMENTS IN TRACTS  
20, 21 & 26 OF COUNTY AUDITORS SUBD. SECTION 31, T-101-N, R-49-W, MINNEHAHA COUNTY, SOUTH DAKOTA

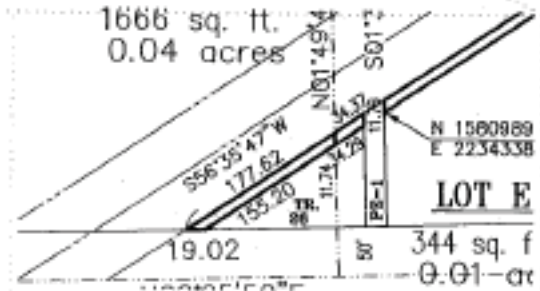
MINNEHAHA COUNTY REGISTER OF DEEDS OFFICE  
Parent Document (PLAT BOOK 5, PAGE 83)



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INSET A  
NO SCALE

NOTE:  
COORDINATES & BEARINGS DISPLAYED ARE BASED ON CITY UTM-WGS84+1400

DRAWING PREPARED BY Randy Schoellerman  
 SCHOELLERMAN SURVEYING - 47557 291 ST  
 (605) 957-8858 Beresford, SD 57004  
 DRAWN BY: RSS DATE: 1/3/05  
 CHECKED BY: RSS DATE: 2/22/06

SURVEYOR'S CERTIFICATE

I, RANDAL S. SCHOELLERMAN, REGISTERED LAND SURVEYOR, IN AND FOR THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT AS DIRECTED BY THE CITY ENGINEER, SIOUX FALLS, SOUTH DAKOTA, THE TRACT OF LAND AS SHOWN ON THIS PLAT HAS BEEN SURVEYED BY ME AND SUCH TRACT OF LAND SHALL BE HEREAFTER KNOWN BY THE LOT NUMBER DESIGNATED HEREIN, WITH AREA AND DIMENSIONS AS SHOWN.

I WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 22nd DAY OF February, 2006.

*Randal Schoellerman*  
 REGISTERED LAND SURVEYOR  
 REGISTRATION NO. 5671

OFFICE OF REGISTER OF DEEDS

STATE OF SOUTH DAKOTA )  
 ) SS  
 COUNTY OF MINNEHAHA )

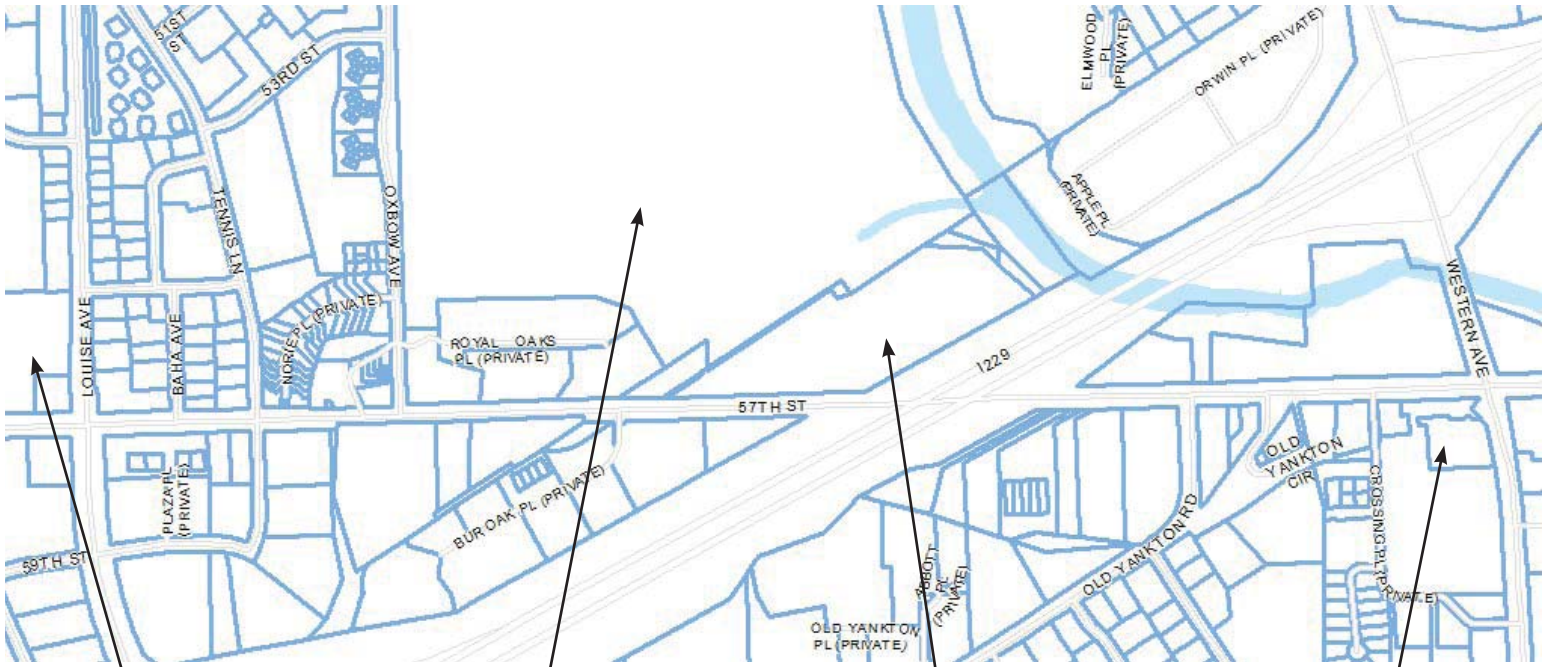
FILED FOR RECORD THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M., AND RECORDED IN BOOKS OF PLAT \_\_\_\_\_ ON PAGE \_\_\_\_\_ THEREIN.

REGISTER OF DEEDS

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Beacon Center

Sertoma Park

Subject Property

Bridges at 57th



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## PERMANENT FLOOD PROTECTION LEVEE EASEMENT

THIS EASEMENT is granted this 6TH day of April, 2006, by Houston P. Haugo, P.O. Box 88430, Sioux Falls, SD 57109-8430 (Owner) to the City of Sioux Falls, South Dakota (City).

WHEREAS the City will construct and maintain a flood protection levee over and upon land belonging to the Owner, and the Owner will cooperate with the City in the construction of said flood protection levee to their mutual benefit.

NOW THEREFORE, in consideration of the construction and maintenance of the flood protection levee by the City, the Owner grants to the City the perpetual and assignable right and easement to construct, maintain, repair, operate, patrol and replace a flood protection levee, including all appurtenances thereto; reserving, however, to the Owner, their heirs and assigns, all such rights and privileges in the real estate as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads, and pipelines, over and upon the following described real estate in Minnehaha County, South Dakota:

Lot E-1, Lot E-2, and Lot E-3 in Tract 20 and Lot E-1 in Tract 21 and Lot E-1 in Tract 26 all of County Auditors Subdivision in Section 31-T101N-R49W of the 5th P.M.

This grant is subject to the following conditions:

1. The flood protection levee shall be constructed in a good and workmanlike manner, and all disturbed area shall be completed to a finished grade, per plans and specifications.
2. The City will save the Owner harmless from any claims for damage arising out of the construction and maintenance of the flood protection levee.
3. The Owner will keep the easement area clear of any structures, debris, or trees, whatsoever, except lawn grass; however, upon City approval for placement of shrubs, landscaping, and a paved parking lot, the Owner may construct and maintain these items over and upon the easement area. The surface drainage of the paved parking lot will drain away from the flood protection levee system. Any surface improvements shall be maintained by the Owner in such a manner so as to prevent erosion of the flood protection levee system.
4. The Owner will be allowed to place fill materials upon and against the flood protection levee system within the easement area, and Owner's placement of approved shrubs, landscaping, and a paved parking lot shall be constructed and installed only within the limits and depth of the placed fill materials. The City restricts excavation into the surface of the flood protection levee system by the Owner.
5. The City will protect future improvements consisting of shrubs, landscaping, and a paved parking lot during maintenance of the flood protection levee system.

IN WITNESS WHEREOF the Owner has executed this easement this 6 day of April, 2006.

Complete copy of easement available upon request.

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