

Single Family Lots

For Sale

Executive Lots on Firethorn

Dakota Dunes, SD 57049



For Sale

0.35 - 0.9 Acres | \$170,000 - \$345,000

Single Family Lots



Property Description

Dakota Dunes Country Club's last frontier! Lots 1 - 10 offer gorgeous views down Dakota Dunes Country Club's hole #15 while lots 11 - 24 feature spectacular sunset views of the Mighty Missouri River and bluffs of Nebraska. Lots 11 - 17 enjoy riverfront beaches, ideal for boardwalks to private marinas.

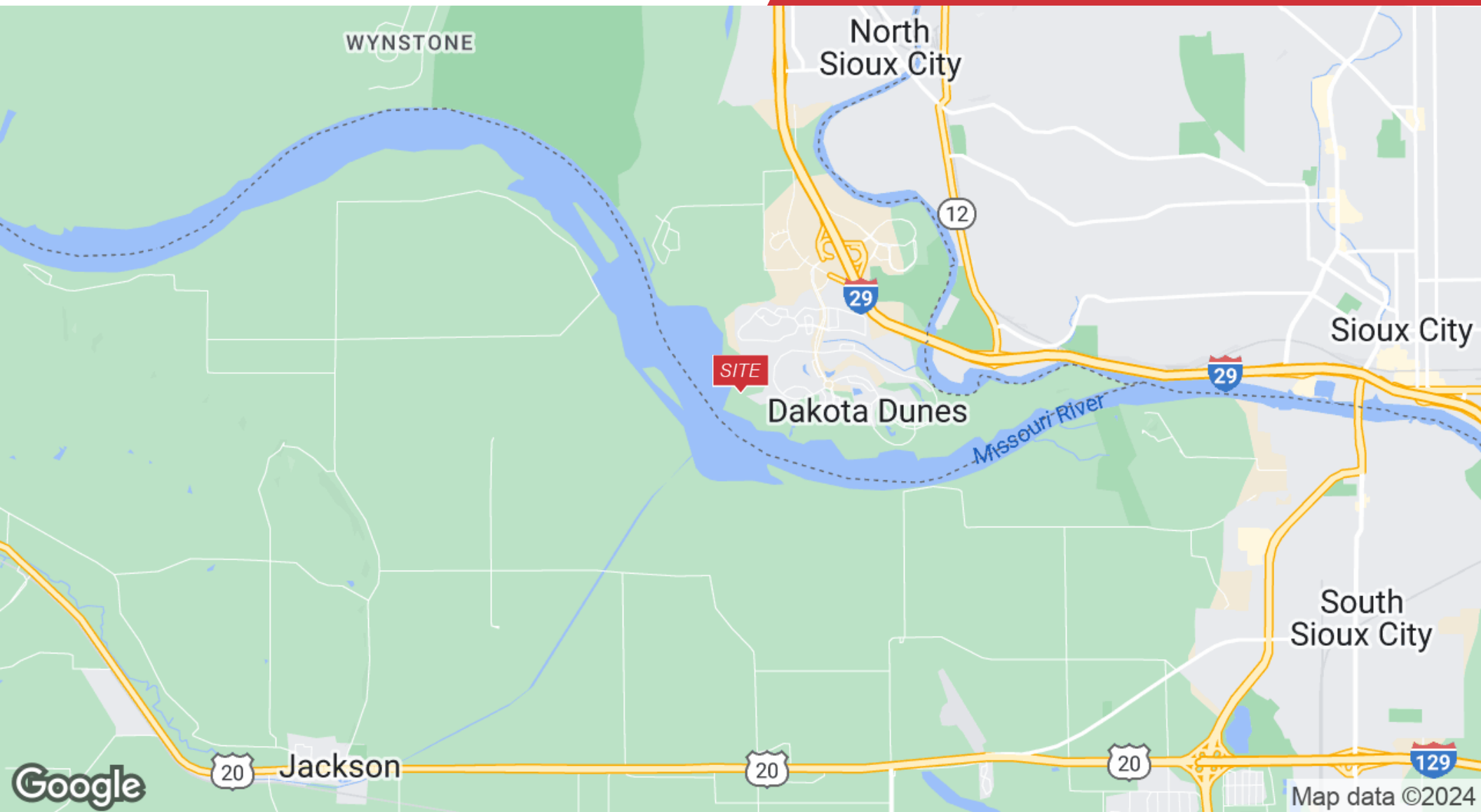
Location Description

Dakota Dunes

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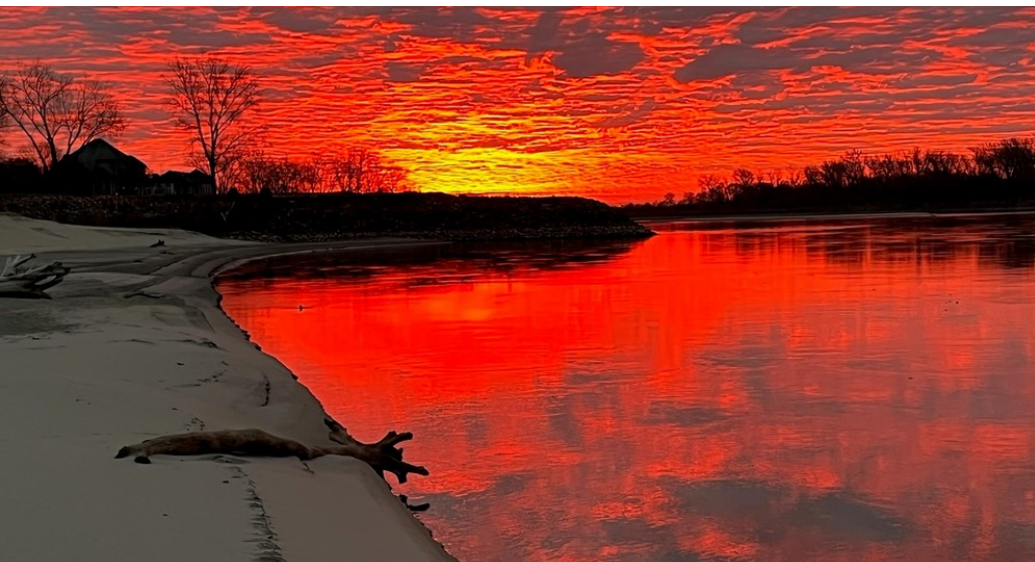
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Technologies, USDA/FPAC/GEO

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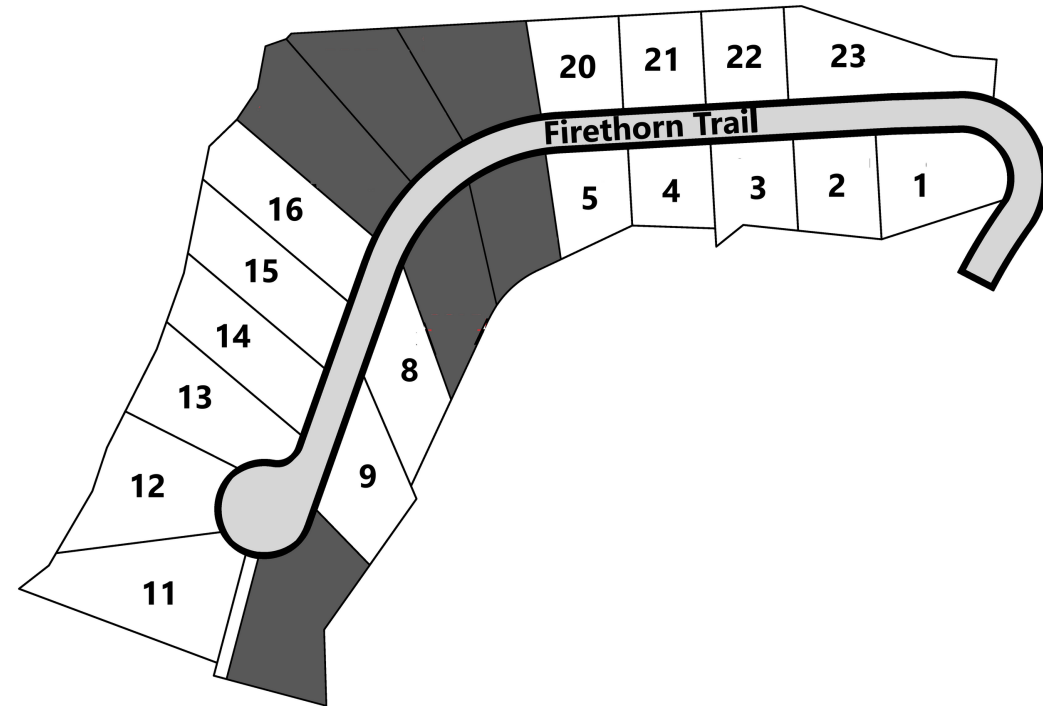


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Status	Lot #	Size	Price
Available	1	0.56 Acres	\$180,000
Pending	2	0.43 Acres	\$170,000
Available	3	0.39 Acres	\$170,000
Available	4	0.35 Acres	\$170,000
Available	5	0.38 Acres	\$185,000
Available	8	0.5 Acres	\$185,000
Available	9	0.5 Acres	\$175,000
Available	11	0.9 Acres	\$345,000
Available	12	0.74 Acres	\$310,000
Available	13	0.65 Acres	\$325,000
Available	14	0.61 Acres	\$310,000
Available	15	0.64 Acres	\$310,000
Available	16	0.66 Acres	\$310,000
Pending	20	0.43 Acres	\$260,000
Available	21	0.4 Acres	\$225,000
Available	22	0.4 Acres	\$200,000
Available	23	0.66 Acres	\$225,000





GENERAL LEGEND

— SURVEY BOUNDARY
- - - PROPOSED LOT
- - - EXIST PROPERTY LINE
- - - SECTION LINE
- - - SETBACK LINE
- - - PROPOSED EASEMENT
- - - EXIST EASEMENT

MONUMENTS FOUND

▲ SECTION CORNER
(TYPE AS NOTED)
(REGULAR W/PC #4454
(IRREGULAR W/PC #4454) (NOTED OTHERWISE)

MONUMENTS SET:

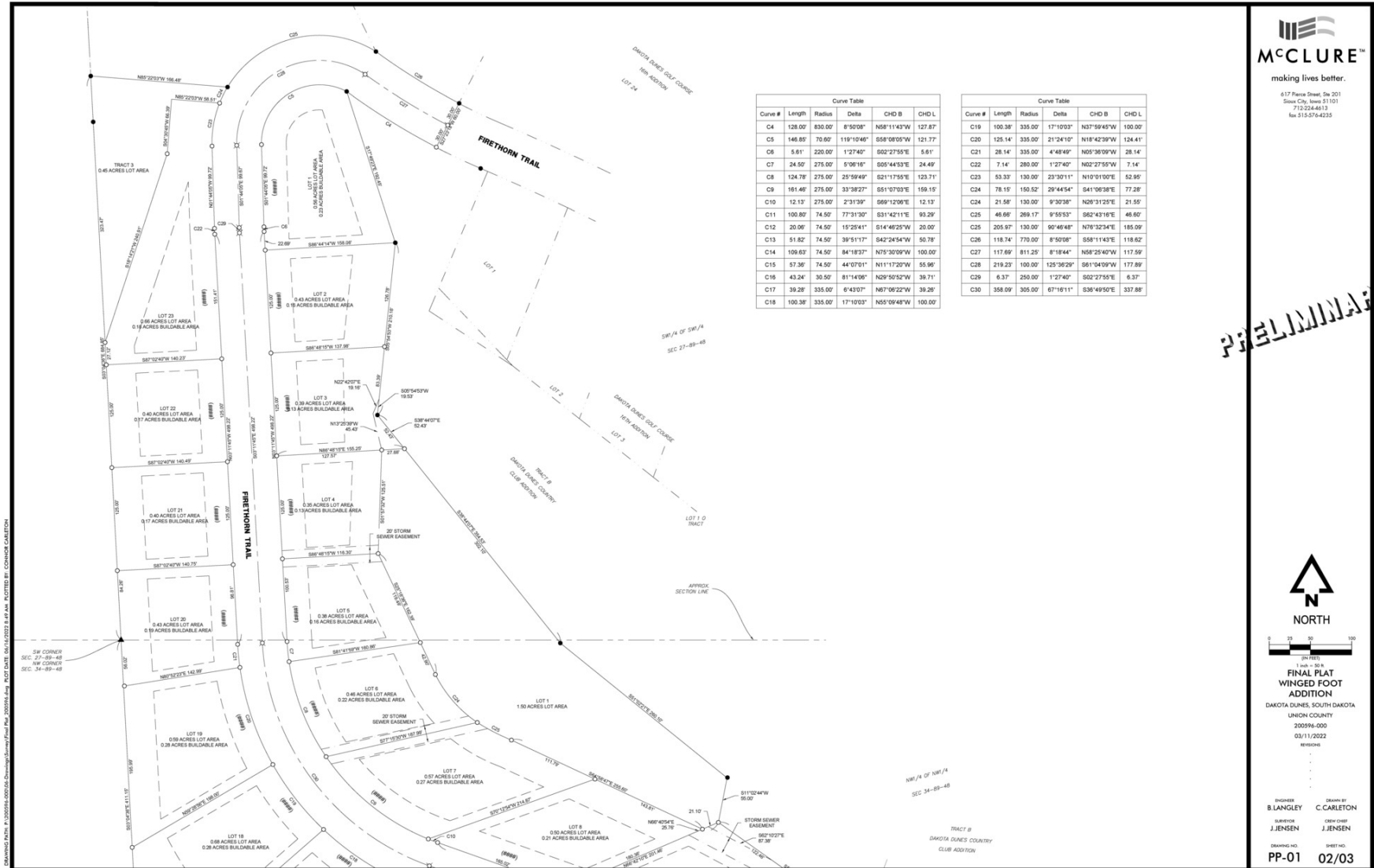
▲ 5/8" IRON ROD W/PC #14955
▲ 1/2" REBAR W/PC #14955
▲ WITNESS CORNER SET
100.00 ON LINE
✂ CUT X

END FOUND
BK, PG BOOK AND PAGE
MB, R/W MEASURED, RECORDED
R/W RIGHT-OF-WAY



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PRELIMINARY



0 50 100
Feet

DATE: 08-14-2022

FINAL PLAT

WINGED FOOT ADDITION

DAKOTA DUNES, SOUTH DAKOTA

UNION COUNTY

200596-000

08/11/2022

REVISIONS

PP-01 02/03

DRAWN BY: B. LANGLEY

CHECKED BY: C. CARLETON

SUBMITTED BY: J. JENSEN

DATE: 08/11/2022

PP-01 02/03

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WHY DAKOTA DUNES?

Your Home – Intermingled with parks, basketball courts, walking/biking trails, golf course, pond or green space views. All protected by covenants and design guidelines for a quality area to live.

Your Business – Enjoying the benefits of the great state of South Dakota, including:

- ✓ No personal state income tax
- ✓ No corporate state income tax
- ✓ No personal property tax
- ✓ No business inventory tax
- ✓ No inheritance tax
- ✓ No local sales tax

In addition to the top-rated business climate, a number of incentive programs are available through the South Dakota Governor's Office of Economic Development and The Siouxland Initiative.

For qualifying projects, the incentives may range from low-interest loans to training assistance. Creativity and flexibility are the keys to designing a financial package that will meet your needs.



LIVING IN THE DUNES

Dakota Dunes is a master-planned business and residential community located in southeastern South Dakota on Interstate 29, Exit #1 adjacent to the Sioux City, Iowa metro area. Our 2,000-acre development is nestled in a scenic area between the Missouri and Big Sioux Rivers, and home to approximately 2,700 residents and growing!

Dakota Dunes is part of the Dakota Valley School District, one of the newest school districts in the state. Established in 1994, Dakota Valley is home to about 1,000 students with modern and well-equipped facilities.

There are four higher education institutions in the metro area including Morningside College, Briar Cliff University, Western Iowa Tech and Northeast Community College. In addition, the University of South Dakota is located 30 miles north of Dakota Dunes.

The Dakota Dunes community offers a range of building sites and housing choices in our three Neighborhoods: The Country Club Estates, The Meadows and The Prairie, several townhome and condominium developments and a 28 unit assisted living facility.



BUSINESS IN THE DUNES

With a strong corporate environment, Dakota Dunes has become home to over 110 businesses and 1700 employees; all since 1991. NAI United is committed to assisting business owners in finding the right location or office space to accommodate the unique needs of their company. Dakota Dunes land is available for light industrial, office and retail businesses within three commercial areas:



Medical and Professional Campus – Home to over 30 specialty medical clinics with over 350 medical jobs, including over 60 doctors and anchored by the Siouxland Surgery Center, Dakota Dunes Medical & Professional Campus has become a regional medical hub, drawing patients from a 100-mile radius. Because South Dakota does not require a Certificate of Need (CON); there is no personal or corporate income tax; and the quality of life is superior, many medical and business professionals are finding the beautiful campus to be an ideal setting.

Retail Village – Located just off Exit #1 interchange of Interstate 29, the Retail Village serves as the heart of the community and its commercial hub. Home to the Dakota Dunes Welcome Center, six banks, gas station, two hotels, restaurants and Village Square at Dakota Dunes, its neighborhood retail center. The Retail Village serves the basic needs of Dakota Dunes residents and surrounding communities.



Corporate Campus – Resting below the bluffs of the Iowa Loess Hills and nestled among the Big Sioux River, several landscaped lakes and the historic Two Rivers Golf Club, Corporate Campus provides a scenic location for corporate offices as well as sites for light industrial. The Corporate Campus is home to Tyson Foods, Empirical Foods, Premier Bankcard, Connection, Malloy Electric, Allied Solutions, Vizio, and Holiday Inn Express.