

Tr-3

Hwy 212

Fence

Tr-2

▲ Bridge

▲ Underpass

Tr-1

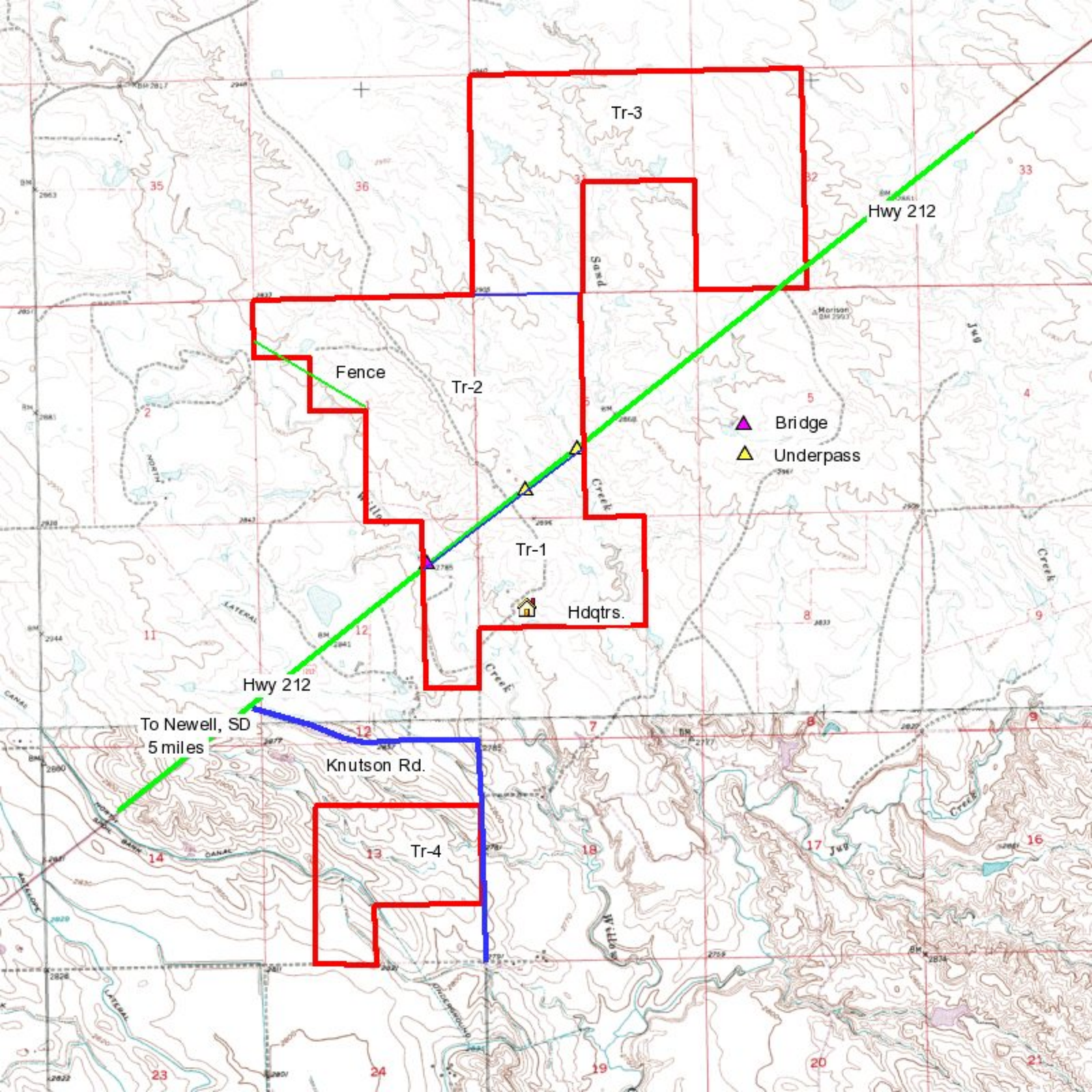
Hdqtrs.

Hwy 212

To Newell, SD
5 miles

Knutson Rd.

Tr-4



Tr-3

Hwy 212

Fence

Tr-2

▲ Bridge

▲ Underpass

Tr-1

Hdqtrs.

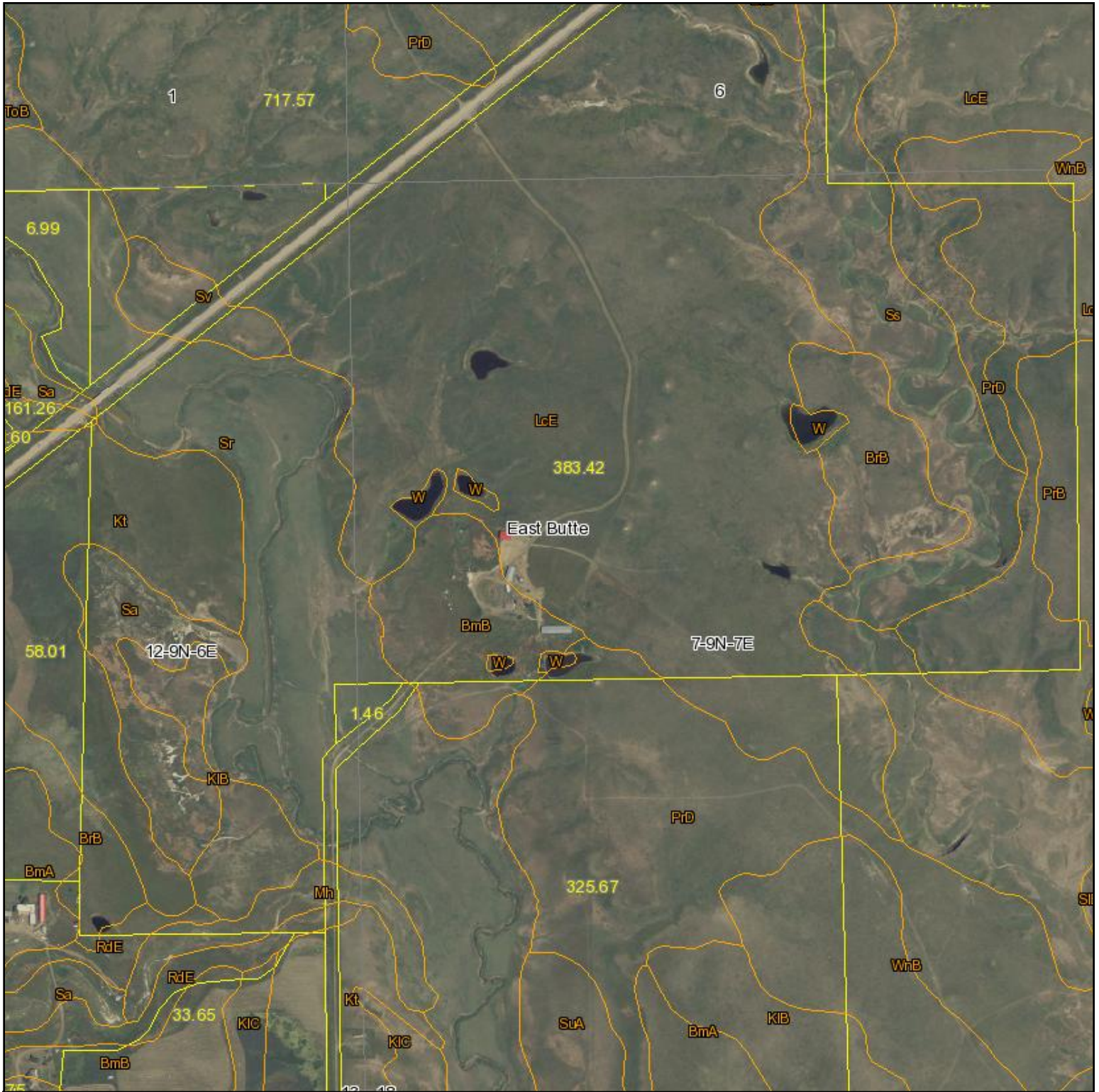
Hwy 212

To Newell, SD
5 miles

Knutson Rd.

Tr-4

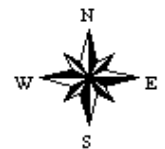
Aerial Map



map center: 44° 45' 28.42, 103° 19' 9.75

scale: 10120

7-9N-7E
Butte County
South Dakota



10/9/2009



Maps provided by:

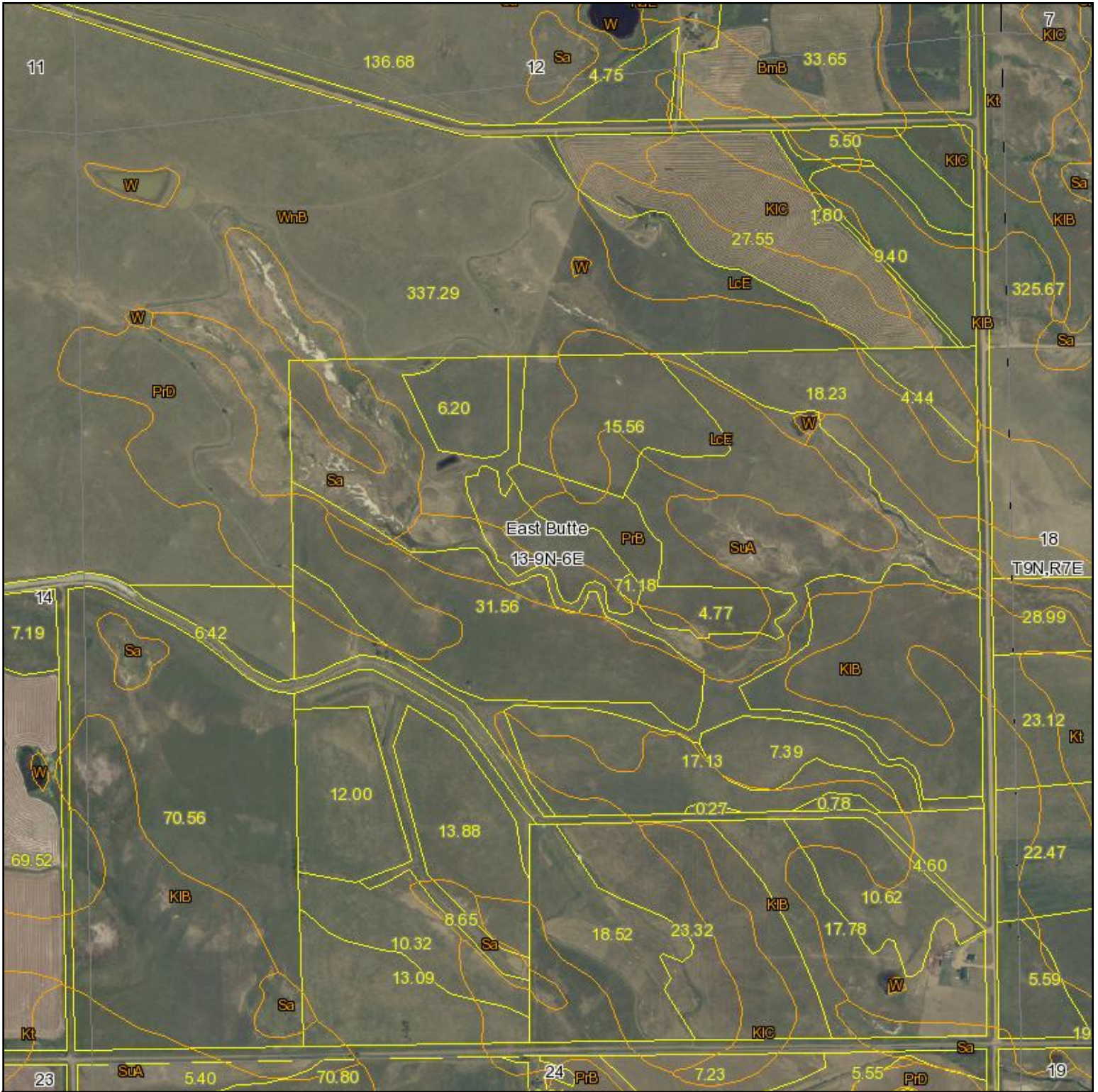


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Field borders provided by Farm Service Agency as of 5/23/2008. Aerial photography provided by Aerial Photography Field Office.

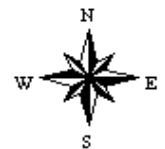
Aerial Map



map center: 44° 44' 31.42, 103° 20' 1.14

scale: 10868

13-9N-6E
Butte County
South Dakota



10/9/2009



Maps provided by:

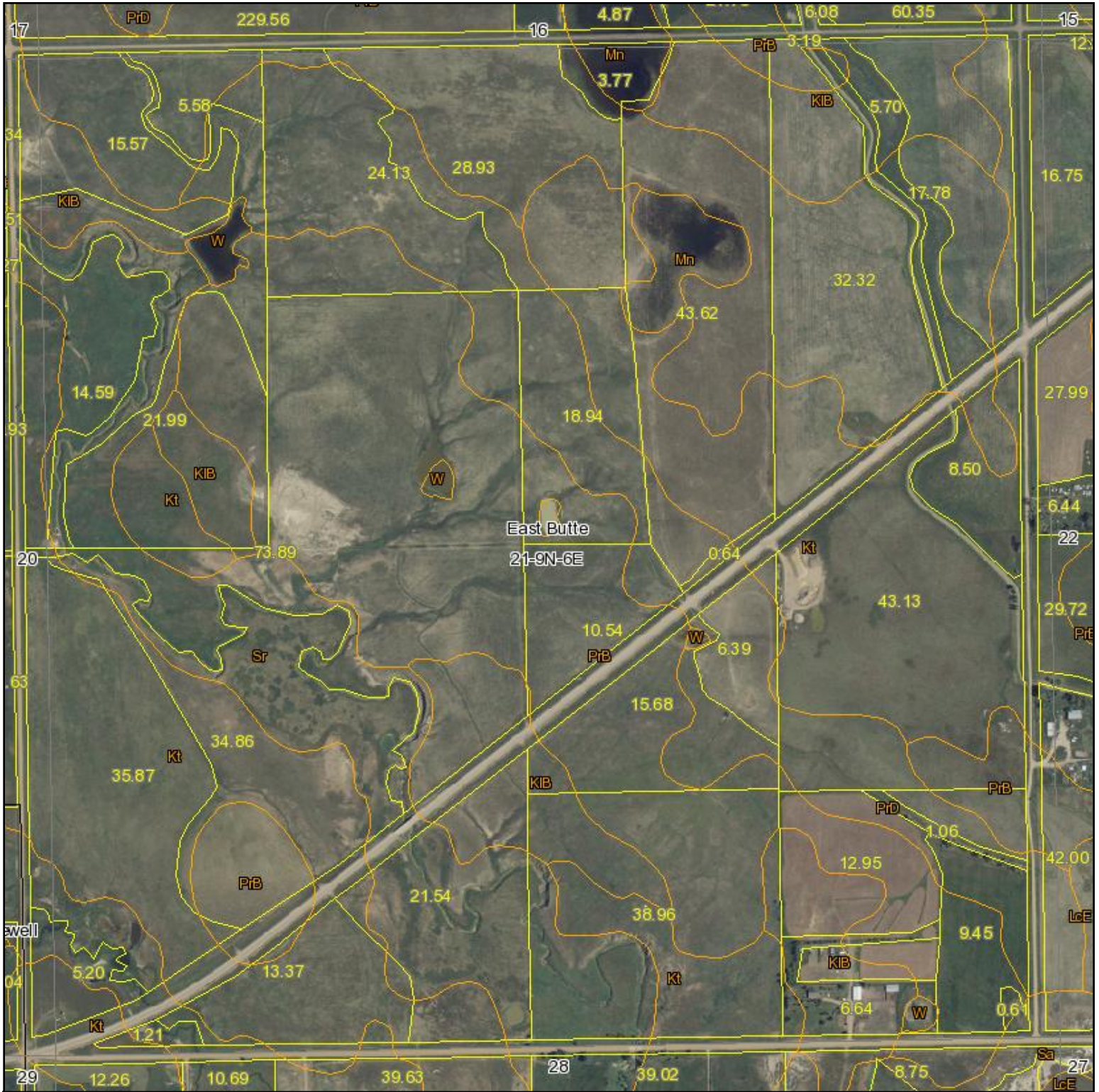


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Aerial Map



map center: 44° 43' 36.95, 103° 23' 40.39

scale: 9926



10/9/2009

21-9N-6E
Butte County
South Dakota



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“THE HWY 212 RANCH”, BUTTE CO., SD
±2,411.14 CHOICE RANCLAND ACRES

PROPERTY LOCATION – Headquarters located approx. 6.5-mi. Northeast of Newell, SD on Hwy. 212. Property lies on both sides of the highway. Signs will be posted.
AUCTION LOCATION – TJ’S Café, located along Hwy. 79, south end of Newell, SD.

Tract 1 - ±383.42 Acres. Headquarters tract that lies adjacent and on the south side of paved Hwy. 212. Features include a near-new 1999 3-bedroom, 2-bath manufactured home, late model 40x60 Michel’s post frame building, lg. steel-sided shop with concrete floor, very large loafing shed, set of good continuous fence w/loading chute, Butte-Meade water tap w/hydrants & automatic waterer, one-half mile of Willow Creek, 4 stock dams, sub-irrigated hay ground and native grass pastures. Would make a nice-sized ranchette.

Tract 2 - ±771.17 Acres. A great pasture unit lying just north of and adjacent to Hwy. 212. Features include good native hardgrass pasture, 2 lg. stock dams and 2 livestock underpasses to the south of the highway. Note – Butte-Meade water lies along the south side of the highway across from this tract as well as Tract 3.

Tract 3 - ±804.93 Acres. Another nice pasture unit lying adjacent to Hwy. 212 with direct access. Features include finger draws of Sand Creek with 2 lg. stock dams and native grass pasture.

Tract 4 - ±280.0 Acres. This parcel lies 1.5 miles off Hwy. 212 on Knutson Road. Features to this irrigated unit include a Butte-Meade water tap w/automatic livestock waterer, a pole-built livestock shelter, approx. 50 acres of irrigated alfalfa hay fields with the balance mostly dryland hay meadows with some pasture.

Tract 5 - ±188.0 Acres. Lying on both sides of Hwy. 212 just east of Newell, SD is this nice sized irrigated unit with approx. 49 acres of irrigated alfalfa with the balance dryland hay meadows and pasture. Dry Creek traverses this tract and a large livestock dam is located near the north end.

ENTIRE “HWY 212 RANCH” UNIT - ±2,411.14 Acres. This is an affordable sized ranch unit offering a well-kept headquarters with home, buildings and corrals and a good balance of hay/forage production and native grass pasture with good water.

PROPERTY INSPECTION – Auctioneer/Brokers onsite at the ranch hdqtrs. on Mon., Oct. 26th & Tues., Nov. 3rd from 11:00 AM until 2:00 PM each day. OR inspect at your leisure, approx. property corners are marked and brochures will be onsite. Broker participation invited. Call for required form and deadline.

TERMS AND CONDITIONS: Absolute auction, property sells without minimum or reserve. The ranch will be offered in 5 individual tracts and as one entire approx. 2,411.14-acre unit, selling in the manner realizing the greater return. 15% nonrefundable earnest money day of auction with the balance due in cash or certified funds upon closing. Closing to take place on or before December 10, 2009. Immediate possession upon closing. Taxes, based on the 2008 tax levy, shall be prorated to date of closing. Property sold by legal description only. Acreages are approximate and determined by Butte County Assessor’s data and FSA maps. Property sells without Buyer contingency of any kind, please have your financial arrangements secured prior to bidding. Title insurance will be provided. A commitment for title insurance showing marketable title will be made available for your inspection at the auction. Costs of title insurance and Belle Butte Title Co. closing costs shall be shared equally between the Buyer and Seller. Property will be transferred by Warranty Deed subject to easements, assessments, and reservations of record. The Auctioneers/Brokers are representing the Seller’s interests in this transaction. Visual auction maps have been prepared for marketing purposes only, are approximate only and buyers should rely on their own judgment and inspection of the subject property. The property will be sold in “As Is” condition without any warranties, either expressed or implied, as to the nature, condition, or description of any improvements, please inspect to the extent deemed necessary and rely on your own judgment when bidding. All information in this brochure was derived from sources deemed reliable; however, neither Seller nor Auctioneers/Brokers are making any guaranties or warranties, actual or implied. Any announcements made day of auction supersede any and all previously printed material and any other oral statements made.

NAME / ADDRESS	LEGAL DESCRIPTION	CLASS	ASSESSOR VALUE	EQUALIZED VALUE	LOCAL BOARD	COUNTY BOARD	STATE BOARD	AG EXEMPT	ACRES/ UNITS
PARCEL:09.6.01.1	DISTRICT:U-92 SCHOOL: 09-2	-----							
ANDERSON, CLINTON & MARY	DEED 1 9 6	AG-A	58,629						454.80
	LOTS 1-4, S2NE4	TOTAL	58,629						
2404 WALNUT GROVE CIRCLE NIXA, MO	SE4NW4, SE4								
65714									
		TWP-9 RNG-6 SEC-1 QTR-S2NE			LOT-1-4				
PARCEL:09.6.12.11	DISTRICT:U-92 SCHOOL: 09-2	-----							
ANDERSON, CLINTON & MARY	DEED 12 9 6	AG-A	18,324						114.43
	E2NE4, NE4SE4	AG-A1	356						1
2404 WALNUT GROVE CIRCLE NIXA, MO		TOTAL	18,680						
65714									
		TWP-9 RNG-6 SEC-12 QTR-E2NE							
PARCEL:09.6.13.13	DISTRICT:U-92 SCHOOL: 09-2	-----							
ANDERSON, CLINTON & MARY	DEED 13 9 6	AG-A	43,360						280.00
	S2NE4, SE4NW4, E2SW4,	TOTAL	43,360						
2404 WALNUT GROVE CIRCLE NIXA, MO	N2SE4								
65714									
		TWP-9 RNG-6 SEC-13 QTR-S2NE							
PARCEL:09.7.06.2	DISTRICT:U-92 SCHOOL: 09-2	-----							
ANDERSON, CLINTON & MARY	DEED 6 9 7	AG-A	35,658						325.79
	LOTS 3-7, SE4NW4	TOTAL	35,658						
2404 WALNUT GROVE CIRCLE NIXA, MO	E2SW4PT								
65714									
		TWP-9 RNG-7 SEC-6 QTR-SENW			LOT-3-7				
PARCEL:09.7.07.12	DISTRICT:U-92 SCHOOL: 09-2	-----							
ANDERSON, CLINTON & MARY	DEED 7 9 7	AG-A	29,281						243.19
	W2NE4, E2NW4, LOTS 1-2	AG-A1	10,831				10,000	1	1
2404 WALNUT GROVE CIRCLE NIXA, MO		NA-A1-S	18,098						1
		AG-A1	12,459						1
65714									
		DISCRETIONARY FORMULA	80.00%						
		NA-AM1-S	48,791						1
		TOTAL	119,460				10,000		
		18240 KNUTSON CUT-OFF ROAD			TWP-9 RNG-7 SEC-7 QTR-W2NE				LOT-1-2
PARCEL:10.7.31.1	DISTRICT:U-92 SCHOOL: 09-2	-----							
ANDERSON, CLINTON & MARY	DEED 31 10 7	AG-A	48,638						487.88
	NE4, E2W2, LOTS 1-4	TOTAL	48,638						
2404 WALNUT GROVE CIRCLE NIXA, MO									
65714									
		TWP-10 RNG-7 SEC-31 QTR-NE4							

Martin Jurisch

From: koby8@spe.midco.net
Sent: Thursday, October 01, 2009 8:38 PM
To: Martin Jurisch
Subject: 188 ac description

hey Martin here is the 188 ac desription

Township 9 North, Range 6 East of the Black Hills Meridian, Butte County, South Dakota:

Section 21: SE 1/4 NW 1/4; NE 1/4 SW 1/4, less Lot H-1 as shown by the Plat recorded in Plat Book 6 on Page 18; NW 1/4 SW 1/4; S 1/2 SW 1/4, less Lot H-1 as shown by the Plat recorded in Plat Book 6 on Page 18, and less Tract A of the SW 1/4 SW 1/4 as shown in Plat Book 10 on Page 182.