

STANLEY MADISON TRUST – NEMO ROAD ACREAGE
±4.265 CHOICE ACRES OF THE HISTORIC MADISON RANCH

ABSOLUTE BLACK HILLS LAND AUCTION

NICE BLACK HILLS HOMESITE ACREAGE ADJACENT TO NEMO ROAD

TUESDAY, APRIL 20, 2010 - 11:00 AM

PROPERTY LOCATION – Approx. 1.6-miles west of Rapid City, SD on South Canyon Rd. (Nemo Rd). Property is adjacent to South Canyon Rd. and signs are on the property. Approx. property corners are marked.
AUCTION LOCATION – Rushmore Plaza Holiday Inn, Rapid City, SD.



This is an affordable sized ±4.265 acre tract of land located near the western edge of Rapid City, SD, yet within the confines of the beautiful Black Hills adjacent to U.S.F.S. lands. Never before offered for sale, this property is perfect for a single homesite with the Black Hills flavor, yet within easy driving distance to Rapid City. This parcel is mostly open meadow land with a few scattered trees to the north edge. Selling auction day with **no minimum, no reserve**.

PROPERTY INSPECTION – Feel free to inspect the property at your leisure, brochures will be onsite OR Auctioneers onsite Tues., April 13th from 10:00 AM until 1:00 PM. Broker participation invited.

TERMS AND CONDITIONS: Absolute Auction...property sells with no minimum, no reserve. 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 May 20, 2010. Possession upon closing. Taxes, based on the 2009 tax levy, shall be prorated to the day of closing. Property sold by legal description. Note: This parcel is the complete unplatted remainder of Gov't Lot 2, therefore, there are two smaller isolated and basically unusable pieces of ground as part of this sale that fall within this legal description and will transfer to the Buyer at closing. Acreages based upon Pennington County records and FSA maps. Visual auction maps have been prepared for marketing purposes only, are approximate only and buyers



should rely upon their own judgment and inspection of the subject property. 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 the closing agent fee to be split equally between the Seller and Buyer. 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. 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.

OWNER – STANLEY MADISON TRUST
Mavis Madison, Trustee



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