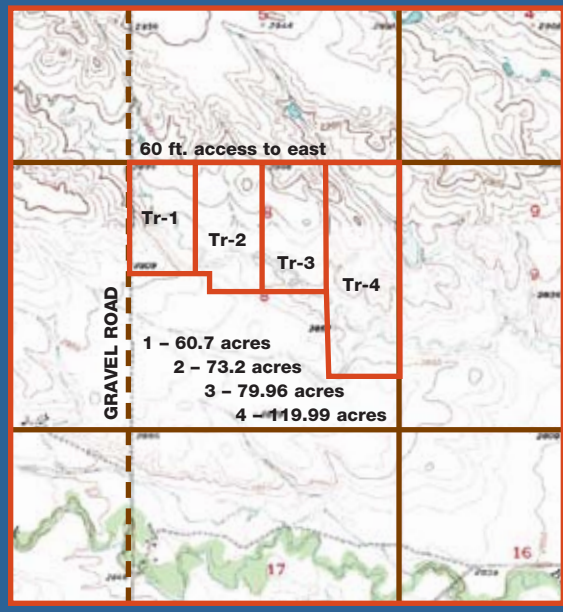


BEAR BUTTE VALLEY/HWY. 34 PROPERTIES  
 ±332.85 ACRES OF CHOICE MEADE COUNTY RANCLAND

# ABSOLUTE LAND AUCTION

IDEALLY SUITED AS RANCHETTE PROPERTY  
 WITH PRIVACY, YET GREAT VIEWS  
 OFFERED IN (4) TRACTS FROM 60.7 ACRES TO 119 ACRES & AS ONE UNIT

**SATURDAY, APRIL 26, 2008 • 10:00 A.M.**



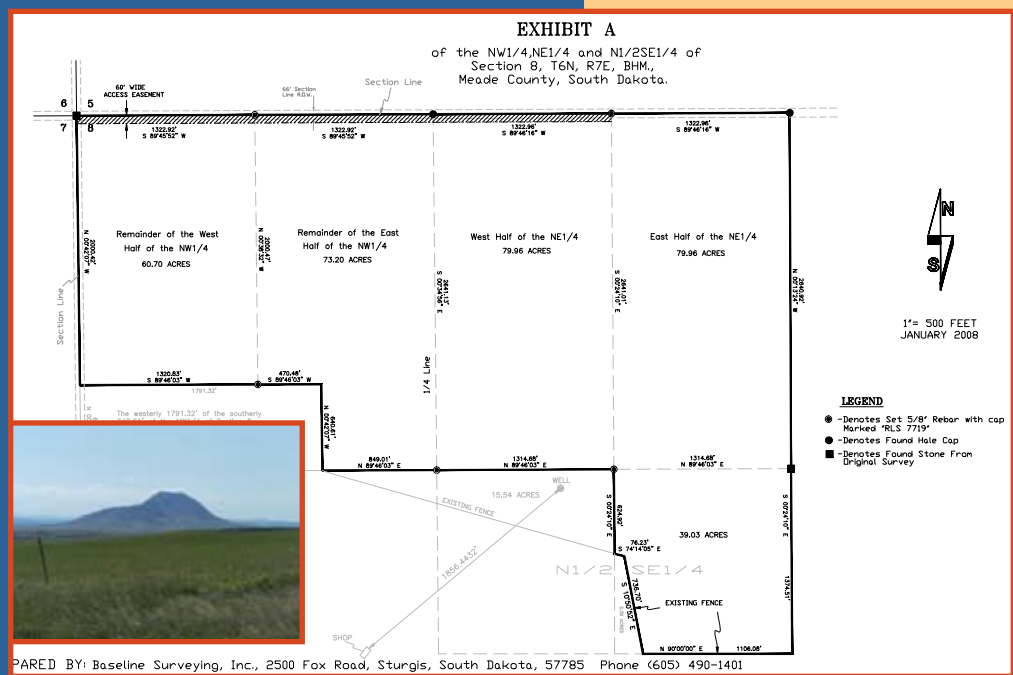
Originally a large portion of the grazing unit to the Kip Matkins farm, this choice land offering includes level to rolling undisturbed grassland with a picturesque watercourse drainage from one end to the other. Very near the SE corner of this watercourse can be found a spring-fed dugout currently full of clear spring water. Additionally, two approx. 45-ft. water wells have been drilled nearby with each providing an ample flow rate of water. Along the northern portions of this unit can be found a multitude of choice building sites with each offering fantastic views of Bear Butte Valley, Bear Butte and the Black Hills beyond. WREA electricity is nearby and light protective covenants are in place. For those wishing to live in the country, with good access, yet privacy and tranquility, you would be hard-pressed to find a better offering in the marketplace today. Make plans to inspect.

**TRACT 1** – 60.70 acres. This nice sized parcel lies adjacent to the section line and gravel road to the west.

**TRACT 2** – 73.20 acres. Access is gained through Tract 1 along the north edge.

**TRACT 3** – 79.96 acres. Access is gained through Tracts 1 & 2 along the north edge. This parcel, as well as Tract 4, both have excellent building sites with great views.

**TRACT 4** – 118.99 acres. Access is gained from the west. This parcel contains the spring-fed dugout near the south end. The fence north of the dugout is not the property boundary. This tract is currently unfenced on the south approx. 40 acres.



PREPARED BY: Baseline Surveying, Inc., 2500 Fox Road, Sturgis, South Dakota, 57785 Phone (605) 490-1401

**REALTORS**  
**Martin Jurisch**  
 & Assoc.'s  
**AUCTIONEERS**

MLS REALTOR

**OWNERS – Sigler Design Group, LLC, Sturgis, SD**

Professional Real Estate Auctioneers & Brokers  
 SD • NE • WY  
 AUCTIONEER/BROKER, Martin Jurisch, CAI, GPPA

P.O. Box 1867 • Rapid City, SD 57709  
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**ABSOLUTE LAND**

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**PROPERTY LOCATION:** East of Sturgis, SD. At the Jct. of Hwys. 34/79, travel east 8 miles on paved Hwy. 34, then 2 miles north to the property. Signs are located on Hwy. 34 and on the property.

**AUCTION LOCATION:** Sturgis Area Community Center, Sturgis, SD.

**PROPERTY INSPECTION:** Feel free to inspect the property at your leisure; brochures will be onsite and approximate property/tract corners will be marked with blue/white ribbons & signage OR Auctioneers onsite Monday, April 14th & Monday, April 21st from 11:00 AM until 1:00 PM each day. Please call for complete informational brochure. Broker represents Seller. Broker participation invited.

**TERMS AND CONDITIONS:** Absolute auction on Tract 1. Tracts 2, 3 & 4 shall sell subject to Seller confirmation. Property offered in individual tracts and as an entire ±332.85-acre unit, selling in the manner realizing the greater return to the Seller. 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 23, 2008. Immediate possession upon closing. Taxes, based on the 2007 tax levy, shall be prorated to date of closing. Property sold by legal description only however, property corners are marked by a recent survey by Baseline Surveying, Inc. land surveyors. Acreages are based upon the survey dated January, 2008. If sold in tracts, final plat will be submitted to Meade County Planning & Zoning for final replat. Additionally, if sold in tracts, utility and access easements shall be placed upon the property. Light protective covenants are currently in place. 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. Closing costs shall be split evenly 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. Guy Edwards is the listing agent and cooperating broker 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 the 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**  
 Sigler Design Group, LLC,  
 Sturgis, SD  
**AUCTIONEER/BROKER**  
 Martin Jurisch, CAI, GPPA