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**ABSOLUTE
Land Auction**

AXP-7080490

**ABSOLUTE
Land Auction**

**FRED & RHONDA McPHERSON, STURGIS, SD
"BELLE FOURCHE RIVER PASTURE UNIT"**

**±1,653.09 CHOICE MEADE COUNTY ACRES
OFFERED IN (3) TRACTS AND AS ONE ENTIRE UNIT**

FRIDAY, SEPTEMBER 21, 2007, 10:00 AM



TERMS AND CONDITIONS:

Absolute auction, property sells without minimum or reserve. Offered in (3) individual tracts and as one complete 1,653.09-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 October 22, 2007. Immediate possession upon closing. Taxes, based on the 2006 tax levy, shall be prorated to date of closing. Property sold by legal description only. A boundary survey will not be provided. Acreages are approximate and determined by Meade 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. 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. 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.

OWNERS – FRED & RHONDA McPHERSON, STURGIS, SD



AUCTIONEER/BROKER
Martin Jurisch, CAI, GPPA



PROPERTY INSPECTION:

Thursday, September 6th & Thursday, September 13th from 5:00 PM until 7:00 PM each evening OR call Martin Jurisch for a private showing. Note: this is rough country to the interior; we urge you to bring along ATV or saddle horse as this and the area around is very dry...fire danger. Brochures on-site along New Underwood Rd. or please call for information. Broker represents Seller. Broker participation invited. See more details on www.martinjurisch.com or www.cabelastrophyproperties.com.

VICINITY MAP



PROPERTY LOCATION

13 miles north of I-90 at New Underwood, SD
on newly paved New Underwood Rd.
Signs will be posted.

**PROPERTY LOCATION – 13 miles North of I-90 at New Underwood, SD
on newly paved New Underwood Rd. Signs will be posted.**

AUCTION LOCATION – Rushmore Plaza Holiday Inn, 505 N. 5th St., Rapid City, SD.

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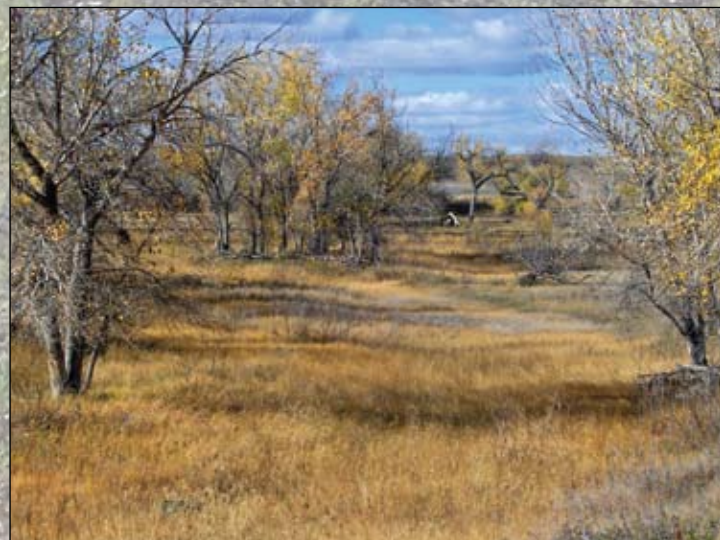
±1,653.09 CHOICE MEADE COUNTY ACRES OFFERED IN (3) TRACTS AND AS ONE ENTIRE UNIT

ABSOLUTE Land Auction

FRIDAY, SEPTEMBER 21, 2007, 10:00 AM

AUCTION LOCATION: Rushmore Plaza Holiday Inn, 505 N. 5th St., Rapid City, SD

Closely held within the McPherson family for many years, this property has never before been offered for sale. Offered in (3) tracts — a 40-acre tract along the New Underwood Rd., a large 733.43-acre tract bordering the paved road for one mile and the larger river tract consisting of 879.66 acres bordering the year-round flowing Belle Fourche River to the north for one mile. Property also offered in one large 1,653.09-acre unit, selling in the manner realizing the greater return. Features include native hardgrass pastures, rolling to rugged terrain, picturesque ravines, dams/dugouts and the Belle Fourche River for water sources, large working cattle ranch units bordering each side, ample wildlife including trophy mule and white-tailed deer, antelope and wild turkey. Ranchers, if you are in need of a larger grass unit, or wishing to expand your existing operation, look no further. Sports enthusiasts, this is a unique opportunity to purchase an affordable and productive hunting unit along the river with the added possibility of lease-back to an adjoining landowner. The time could not be better to invest in this type of property with live water, good grass and ease of access, all with majestic views of the surrounding area and the Black Hills beyond.



PROPERTY LOCATION:
13 miles north of I-90
at New Underwood, SD
on newly paved
New Underwood Rd.
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