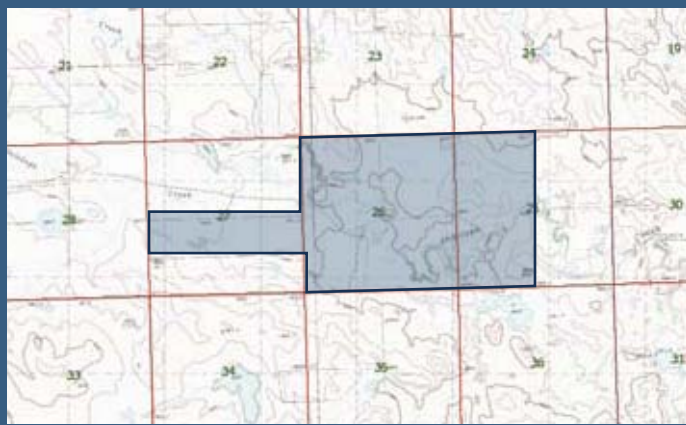


GERTRICE B. HINDS ESTATE • CHOICE ±1,120 ACRE SOUTHWEST PERKINS COUNTY RANCH

ABSOLUTE RANCH LAND AUCTION

LOCATED APPROX. 25 MILES NORTH OF MUD BUTTE, SD
OFFERED & SOLD AS ONE ENTIRE 1,120 ACRE UNIT

TUESDAY, JUNE 24, 2008 • 10:00 AM



PROPERTY LOCATION

Approx. 25 miles north of Mud Butte, SD, on Wells Road (approx. 10 miles north of Zeona, SD). Signs will be posted.

AUCTION LOCATION

Sturgis Community Center, Sturgis, SD.



Never before offered for sale is this choice smaller ranch unit with over a mile of scenic and wooded Antelope Creek meandering through the property. Features include a very well-kept brick ranch home, an approximate 280 ft. good water well, outbuildings, over a mile of wooded Antelope Creek, fertile hay bottoms, mature grass pastures, seclusion, lots of wildlife and more. This turn-of-the-century ranch has remained in the family since 1902. A truly rare opportunity to purchase an affordable sized ranch unit or to add to your existing operation. Property selling with no minimum, no reserve, day of auction.

PROPERTY INSPECTION DATES

Wed., June 11th from 11:00 AM until 2:00 PM OR inspect at your leisure, approximate property corners are marked with blue/white ribbons and signage. Please call Todd Goddard at 866-4456 to inspect, as he currently has the property leased and has livestock in the pastures. Broker represents Seller's interests. Broker participation invited.

TERMS AND CONDITIONS:

Absolute auction. property sells without minimum or reserve. Offered and sold as one entire approximately 1,120-acre unit. 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 September 30, 2008. NOTE: Gertrice's nephew, Gary Coe, has a 90-day first-right-of-refusal to match the final bid price and terms of the offer. If Mr. Coe does indeed elect to purchase this property under those same terms, the auction buyer's earnest money shall be immediately refunded. Possession subject to an existing lease with tenant Todd Goddard. Said lease shall expire on April 1, 2009. Lease payments shall be prorated to the date of closing. Taxes, based on the 2007 tax levy, shall be prorated to date of closing. Property sold by legal description only. Acreages are approximate and determined by Perkins 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 shared equally between the Buyer and Seller. Property will be transferred by Personal Representative's 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.

OWNERS - ESTATE OF GERTRICE B. HINDS

Gladys Coe, Personal Representative • Robert Haivala, Attorney for Estate

Professional Real Estate Auctioneers & Brokers
SD • NE • WY

AUCTIONEER/BROKER, Martin Jurisch, CAI, GPPA

P.O. Box 1867 • Rapid City, SD 57709
Phone (605) 348-5261 • Fax (605) 985-5307

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