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ABSOLUTE REAL ESTATE AUCTION

HERSHEY'S RAPID CREEK ACREAGE
BROOKE & MARGIE HERSHEY, ROCHFORD, SD

INCLUDES CUSTOM BUILT HOME ON 6.72 ± ACRES • GREAT VIEWS WITH RAPID CREEK FRONTAGE

TUESDAY, SEPTEMBER 25, 2007, 2:00 PM

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TERMS AND CONDITIONS:

Absolute auction, property sells without minimum or 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 October 25, 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, boundary surveys will not be provided. Acreages are approximate and determined by Pennington County Assessor's data. 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.

PROPERTY LOCATION – From Rochford, SD, 2.1 miles west on Rochford Rd. towards Black Fox Campground to Melchert Pl., then travel west up the hill.

AUCTION LOCATION – Cadillac Jack's Gaming Resort (downstairs), Deadwood, SD.

ABSOLUTE REAL ESTATE AUCTION

HERSHEY'S RAPID CREEK ACREAGE
BROOKE & MARGIE HERSHEY, ROCHESTER, SD

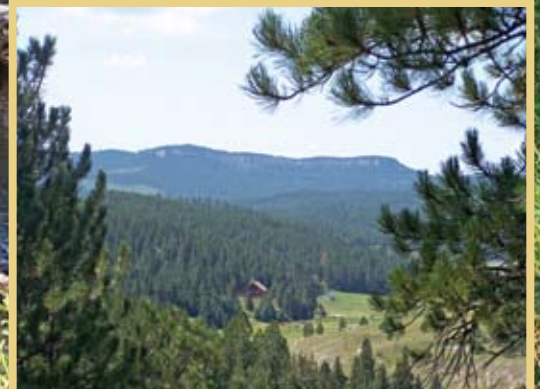
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Luxury, views, privacy and tranquility best describe this choice offering. The acreage is varied and offers Black Hills pines, Black Hills spruce and over 400 feet of year-round flowing Rapid Creek running through the property with tremendous views of the Black Hills and Crow Peak to the west. This property is home to white-tailed deer and trout in the creek. The recently built home is luxurious and features 2,500-sq. ft. with a master bedroom up, custom bath with Jacuzzi, nice living area with slate fireplace, custom built kitchen, formal dining, spiral staircase to basement with an additional bedroom, bath and large family room. Attached to the home is a double car garage and a private 300-ft. well provides water. This unique property carries many other amenities with all adding to the western and Black Hills charm. Near the creek is a nice fenced meadow for the equestrian owner. If you are in the market for a one-of-a-kind property such as this, make plans to inspect.

PROPERTY INSPECTION – Tues., Sept. 11th & Tues., Sept. 18th from 3:00 PM until 6:00 PM each day. Please call for complete informational brochure. Broker represents Seller. Broker participation invited.



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