

THE HWY 212 RANCH, BUTTE COUNTY, SD
±2,411.14 CHOICE RANGLAND ACRES

OFFERED IN 5 TRACTS & AS 1 UNIT

ABSOLUTE LAND AUCTION

TUESDAY, NOVEMBER 10, 2009 • 10:30 AM

OWNER - WALTERS FARMS

**AUCTIONEER/BROKER
Martin Jurisch, CAI, GPPA**

Professional Real Estate Auctioneers & Brokers
SD • NE • WY

P.O. Box 1867 • Rapid City, SD 57709
Phone (605) 348-5261 • Fax (605) 985-5307
Visit Our Website: www.martinjurisch.com

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LOCAL KNOWLEDGE - GLOBAL MARKETING

Exremely well-located, this nice sized ranch has many features including approx. 468 acres of mostly irrigated hay ground, sub-irrigated hay land along Willow Creek, Willow Creek frontage, well-fenced pastures with good native hard grass forage, a number of good stock dams in the pastures, Butte Meade Water, a good set of improvements with a newer 1999 model manufactured home, near new 40x60 Michel's post frame barn, large shop building with concrete floor, nice set of corrals, great access along paved Highway 212, tremendous views from the ranch headquarters and abundant large game. NOTE - The irrigated hay land is located just 1.5 miles NE of Newell and along Knutson Rd. east of Newell and will be available separately from the larger ±1,943-acre ranch headquarters. Make plans to inspect this well-located ranch that lies just outside of Newell, SD. Selling auction day with no minimum, no reserve.

Tract 1 - ±383.42 Acres. Headquarters tract that lies adjacent and on the south side of paved Hwy. 212. Features include a near-new 1999 3-bedroom, 2-bath manufactured home, late model 40x60 Michel's post frame building, large steel-sided shop with concrete floor, very large loafing shed, set of good continuous fence with loading chute, Butte-Meade water tap with hydrants & automatic waterer, one-half mile of Willow Creek, 4 stock dams, sub-irrigated hay ground and native grass pastures. Would make a nice sized ranchette.

Tract 2 - ±771.17 Acres. A great pasture unit lying just north of and adjacent to Hwy. 212. Features include good native hardgrass pasture, 2 large stock dams and 2 livestock underpasses to the south of the highway. Note - Butte-Meade water lies along the south side of the highway across from this tract as well as Tract 3.

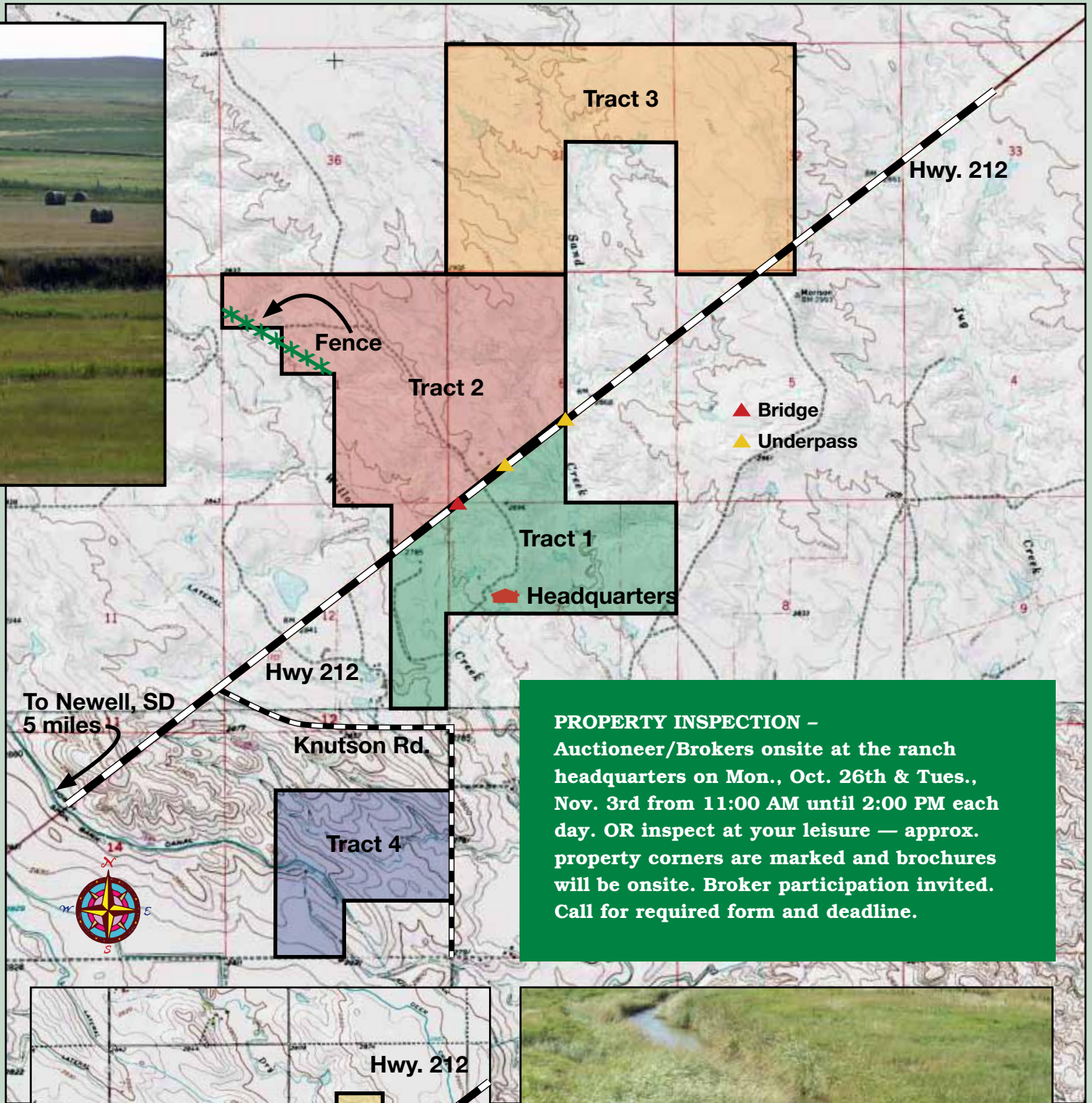
Tract 3 - ±804.93 Acres. Another nice pasture unit lying adjacent to Hwy. 212 with direct access. Features include finger draws of Sand Creek with 2 large stock dams and native grass pasture.

Tract 4 - ±280.0 Acres. This parcel lies 1.5 miles off Hwy. 212 on Knutson Road. Features to this irrigated unit include a Butte-Meade water tap with automatic livestock waterer, a pole-built livestock shelter, approx. 155.5 acres of irrigated alfalfa hay fields with the balance mostly dryland hay meadows with some pasture.

Tract 5 - ±188.0 Acres. Lying on both sides of Hwy. 212 just east of Newell, SD, is this nice sized irrigated unit with approx. 71.2 acres of irrigated alfalfa with the balance dryland hay meadows and pasture. Dry Creek traverses this tract and a large livestock dam is located near the north end.

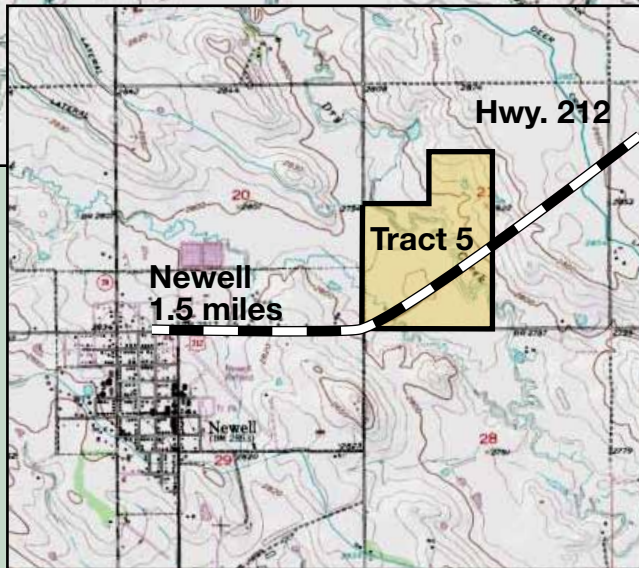
ENTIRE HWY 212 RANCH UNIT - ±2,411.14 Acres. This is an affordable sized ranch unit offering a well-kept headquarters with home, buildings and corrals and a good balance of hay/forage production and native grass pasture with good water.





To Newell, SD
5 miles

PROPERTY INSPECTION -
Auctioneer/Brokers onsite at the ranch headquarters on Mon., Oct. 26th & Tues., Nov. 3rd from 11:00 AM until 2:00 PM each day. OR inspect at your leisure — approx. property corners are marked and brochures will be onsite. Broker participation invited. Call for required form and deadline.





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AXP/9100401

TERMS AND CONDITIONS: Absolute auction, property sells without minimum or reserve. The ranch will be offered in 5 individual tracts and as one entire approx. 2,411.14-acre unit, selling in the manner realizing the greater return. 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 December 10, 2009. Immediate possession upon closing. Taxes, based on the 2008 tax levy, shall be prorated to date of closing. Property sold by legal description only. Acreages are approximate and determined by Butte 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. Costs of title insurance and Belle Butte Title Co. closing costs shall be shared equally 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. Visual auction maps have been prepared for marketing purposes only, are approximate only and buyers should rely on their own judgment and inspection of the subject property. 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.



PROPERTY LOCATION – Headquarters located approx. 6.5 miles northeast of Newell, SD, on Hwy. 212. Property lies on both sides of the highway. Signs will be posted.

AUCTION LOCATION – TJ'S Café, located along Hwy. 79, south end of Newell, SD.

Disclaimer: Map diagrams are from sources deemed reliable; however, accuracy is not guaranteed. Not to scale.