



P.O. Box 1867 • Rapid City, SD 57709

Phone (605) 348-5261 • Fax (605) 985-5307

Professional Real Estate Auctioneers & Brokers

SD • NE • WY

Visit our website: www.martinjurisch.com

AUCTIONEER/BROKER
MARTIN JURISCH, CAI, GPPA

“INDIGO FARM”

ABSOLUTE

Real Estate Auction

OWNERS - JUBAL & JOAN PILLEN, BELLE FOURCHE, SD

CHOICE 10.7-ACRE HORSE PROPERTY IN PRAIRIE HILLS

INCLUDES 3-BR/3-BATH HOME & INDOOR RIDING ARENA

FRIDAY, SEPT. 28, 2007, 2:00 PM

“INDIGO FARM”

ABSOLUTE

Real Estate Auction

OWNERS - JUBAL & JOAN PILLEN, BELLE FOURCHE, SD

CHOICE 10.7-ACRE HORSE PROPERTY IN PRAIRIE HILLS

INCLUDES 3-BR/3-BATH HOME & INDOOR RIDING ARENA

FRIDAY, SEPT. 28, 2007, 2:00 PM



P.O. Box 1867 • Rapid City, SD 57709
Phone (605) 348-5261 • Fax (605) 985-5307
Professional Real Estate Auctioneers & Brokers
SD • NE • WY

AUCTIONEER/BROKER, Martin Jurisch, CAI, GPPA

Visit Our Website: www.martinjurisch.com

Participating with



TERMS AND CONDITIONS:

Absolute auction, property sells with no minimum, no reserve. Offered in (2) tracts of 5 acres and 5.7 acres and as one entire 10.7-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 Oct. 26, 2007. Possession upon closing. Taxes, based on the 2006 tax levy, shall be prorated to date of closing. Property sold by legal description only, no survey provided. Acreages are based upon Butte County records. 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. Buyer shall pay the closing agent fee. 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 improvements, if any; 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 – Prairie Hills Estates, Belle Fourche, SD. On Hwy. 85, just south of town, take Wood Dr. .25-mi. west to Prairie Hills Dr., then travel .7-mi. south to the Pillen residence.

AUCTION LOCATION – Belle Fourche Area Community Center, 1111 National St., Belle Fourche, SD.

“INDIGO FARM”

ABSOLUTE

Real Estate Auction

OWNERS - JUBAL & JOAN PILLEN, BELLE FOURCHE, SD

CHOICE 10.7-ACRE HORSE PROPERTY IN PRAIRIE HILLS INCLUDES 3-BR/3-BATH HOME & INDOOR RIDING ARENA

FRIDAY, SEPT. 28, 2007, 2:00 PM



Featured is this extremely well-kept ranchette property including a modern 2,088-sq. ft. 2-story, 3-bedroom, 3-bath ranch home with formal dining, office/den, great room, modern kitchen, main floor laundry, decks, nicely fenced yard, fantastic views and more. Additionally, a modern and well-insulated four-stall heated horse barn (32x36) with automatic waterers, horse feeders and nice tack room, all with an attached 60x120 indoor riding arena with a state-of-the-art fibar dust-free floor. A modern three-sided metal shed is nearby for hay or equipment storage. The home and horse barn are located on a 5-acre tract with an adjacent 5.7-acre fenced tract and will be offered separately and as one unit. Horse lovers or gentlemen ranchers, if you are in the market for a property of this nature located within just minutes of Belle Fourche and I-90 to the south, we urge you to take time to inspect this choice offering.

PROPERTY INSPECTION - Auctioneers/Brokers at the property on Friday, Sept. 14th & Friday, Sept. 21st from 3:00 PM until 5:30 PM OR feel free to call Candy at 605-641-3958 for a personal showing. Broker participation invited.



P.O. Box 1867 • Rapid City, SD 57709
 Phone (605) 348-5261 • Fax (605) 985-5307
 Professional Real Estate Auctioneers & Brokers
 SD • NE • WY

AUCTIONEER/BROKER, Martin Jurisch, CAI, GPPA
 Visit Our Website: www.martinjurisch.com

