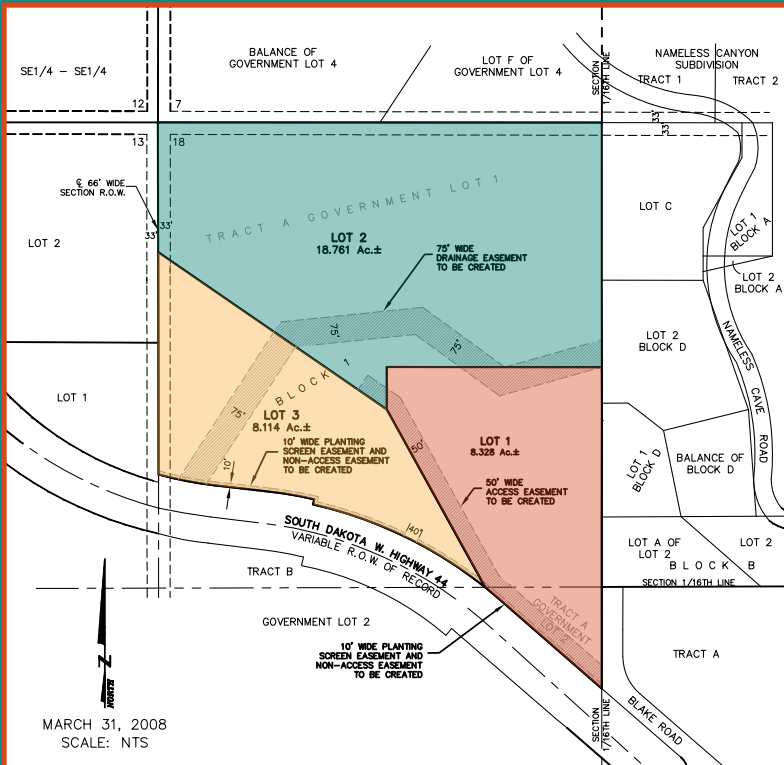


LEHNERT'S RAPID CITY ACREAGE
 UNUSUALLY LARGE & CHOICE 35.23-ACRE LAND PARCEL
ABSOLUTE LAND
AUCTION

LOCATED JUST 1 MILE WEST OF THE FISH HATCHERY ON HWY. 44 WEST
 OFFERED IN (3) AFFORDABLE TRACTS & AS ONE LARGE UNIT

WEDNESDAY, APRIL 30, 2008 • 2:00 P.M.



Location, views and ease of access best describe this offering. This is a very exclusive area and quite frankly, we as auctioneers, were surprised to find such an unusually large sized covenant-free and undeveloped bare tract of land located this close to Rapid City. This choice offering lends itself to a multitude of possibilities within the marketplace. With of a quarter mile of frontage along Hwy. 44, this property will be offered in two approx. 8-acre tracts and a 19-acre tract located to the north and as one complete 35.23-acre tract, selling in the manner realizing the greater return. Properties of this nature, located this close to town, and situated within the confines of the Black Hills are becoming increasingly difficult to find at any price. We urge you to take time to inspect.



OWNERS - JACK & MARY LEHNERT, Rochford, SD

Participating with



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





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



AXP/8040056

FIRST
 CLASS
 MAIL

LEHNERT'S RAPID CITY ACREAGE
 UNUSUALLY LARGE & CHOICE 35.23-ACRE LAND PARCEL
ABSOLUTE LAND

AUCTION

LOCATED JUST 1 MILE WEST OF THE FISH HATCHERY ON HWY. 44 WEST
 OFFERED IN (3) AFFORDABLE TRACTS & AS ONE LARGE UNIT

WEDNESDAY, APRIL 30, 2008 • 2:00 P.M.

PROPERTY LOCATION: One mile west of Rapid City, SD, on Hwy. 44 West. Property is adjacent to Hwy. 44 and signs are on the property.

AUCTION LOCATION: Room 102, Rushmore Plaza Civic Center, Rapid City, SD.

PROPERTY INSPECTION: Feel free to inspect the property at your leisure; brochures will be onsite and approx. property corners will be marked with blue/white ribbons & signage OR Auctioneers onsite Monday, April 14th & Thursday, April 24th from 3:00 PM until 5:00 PM each day. Please call for complete informational brochure. Broker represents Seller. Broker participation invited.

TERMS AND CONDITIONS: Absolute auction, property sells without minimum or reserve. Offered in three individual tracts and as one entire approx. 35.23-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 May 29, 2008. Possession upon closing. Taxes, based on the 2007 tax levy, shall be prorated to date of closing. Property sold by legal description only; however, the property has a recent survey performed by Renner & Associates, LLC land surveyors. Acreages are approximate and determined by Pennington County Assessor's data and survey. If sold in tracts, the preliminary plat will be submitted to the Pennington County Planning & Zoning Department and to the City of Rapid City for final approval. Additionally, drainage and access easements will be recorded on the final plat. If needed, closing date will be subject to acceptance of final plat. 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 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 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
 JACK & MARY LEHNERT, Rochford, SD

AUCTIONEER/BROKER
 Martin Jurisch, CAI, GPPA

