



~ABSOLUTE~

REAL ESTATE AUCTION

1020 Acres Meade County – northeast of Bear Butte & Sturgis, SD

(Wed.) Nov. 7, 2018 * 1 pm MT

AUCTION HELD AT THE RAMADA INN CONVENTION CENTER
SUMMERSET, SD (I-90 EXIT 48)

Directions to land: At **Sturgis, SD**, follow Hwy 34 east past where Hwy 79 goes north--- stay on Hwy 34 for 5 more miles east. Turn north on Nine Mile Road, traveling ½ mile. Land will be on the west side of the road.

***Maps & info are in mailbox at property. Tract signs are posted & ribbons mark

Located at the foothills of Bear Butte, the Black Hills are on the western horizon. Beauty reaches in every direction.

Showings: Weds., Oct 17 & 24 from 1-3 PM MT or call for private tour.

Please do not tour property without auctioneer or Dakota Home & Ranch Brokers present out of respect for the current occupant

- A horse lover's dream---
- A beautiful property, includes Spring Creek
- Scenic pasture land !!
- Large producing feed base

FSA Crop Base Acres: 359.1 acres

- Opportunity---This acreage is in an area where land is very tightly held.
- The views from each of these tracts are simply beautiful with nearby Bear Butte & the Black Hills horizon.
- Each individual tract has several ideal building sites.
- Bear Butte State Park is nearby, giving access to additional acreage for recreation such as horseback riding, or hiking.
- As a unit it would be great pasture----- just as it is currently being used.
- Investment potential---continue leasing for pasture land or develop for other uses. This land should only increase in value.
- Excellent Access---only a half mile from Hwy 34, and a few miles from Sturgis, SD

Offered in 3 Tracts and as 1 contiguous Unit

All in: Township 6 N, Range 6 E of Black Hills Meridian, Meade County, SD

Tract 1 (middle) 300 Acres: Mostly native grassland, but 19.88 acres were once farmed:

S2S2N2N2, S2N2S2N2N2, S2NW4, SW4NE4 of Sec.11 and E2NE4, NW4NE4 of Sec. 10 ~ **Adjoins Tracts 1 & 2** ~ Beautiful native prairie, cross-fenced into 4 pastures---ideal for rotational grazing ~ The 19.88 acres designated by FSA as cropland are now planted back to pasture/hay land. ~ Currently watered by dams and one tap will be provided from Bear Butte Valley Water Inc., coming soon~ On a good gravel road ~ very productive, grazed lightly in 2018

Tract 2 (north) 260 Acres: Cropland or Grazing:

N2N2N2, N2N2S2N2N2 of Sec. 11 and W2SE4, E2SW4 of Sec. 2 ~ **Adjoins Tract 1** ~ Very good FSA crop bases ~ 191 acres cropland with grass mix and some alfalfa ~ Two dams, plus one tap provided from Bear Butte Valley Water Inc., coming soon~ Has not been hayed or grazed in 2018

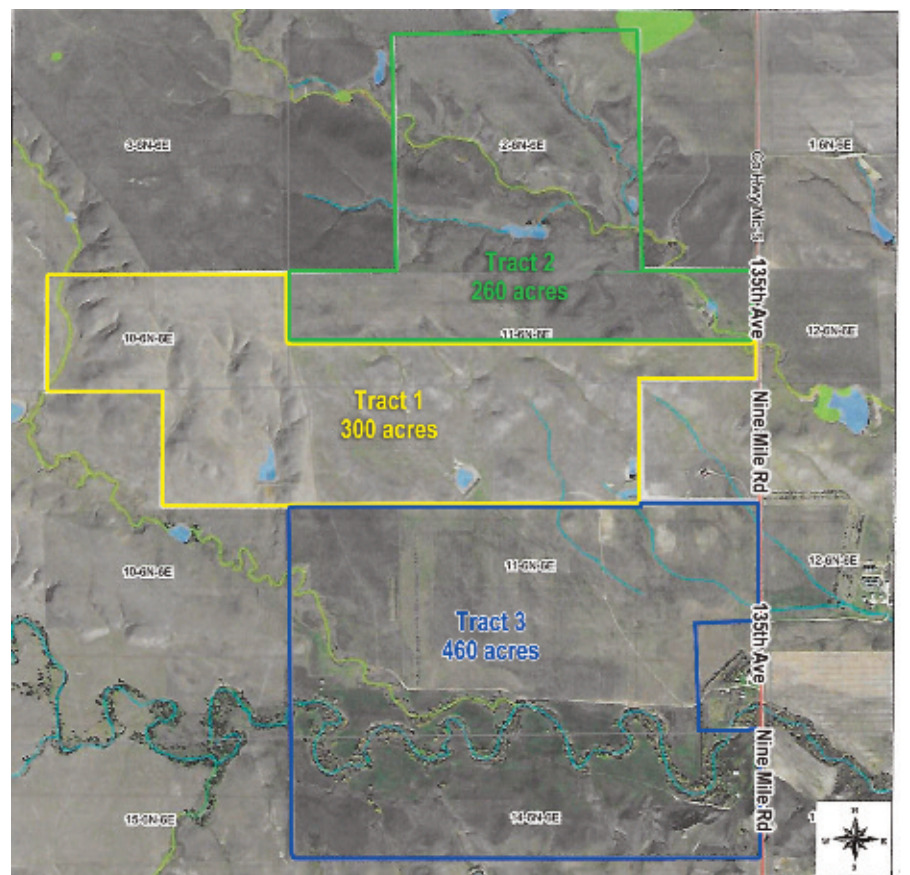
Tract 3 (south) 460 Acres: Pasture & Crops w/ 1 mile of Spring Creek:

SW4, W2SE4, NE4SE4, W2SE4SE4 of Sec. 11 and N2N2 of Sec. 14 ~ **Adjoins Tract 1** ~ Good FSA crop bases ~ Great timber & productive meadows along both sides of the creek ~ Great natural protection ~ A very nice piece of land with hay production, grazing, 326 acres of farm/hay ground. One tap provided from Bear Butte Valley Water Inc., coming soon

Entire Unit, 1020 Acres:

Five dams, some tanks and pipelines in place. Water from Bear Butte Valley Water Inc., coming soon. Featuring 535 acres of farm hay land for a tremendous feed base. Most not hayed or grazed in 2018. One mile of spring creek, great natural protection. Fenced and cross fenced. Rotational grazing could be utilized. Large crop bases.

This ranch is currently pasture and hay land- and what an excellent pasture it is! Some parts are still native sod, and high producing hay/farm land. One mile of timbered Spring Creek provides great natural protection. Excellent hunting!

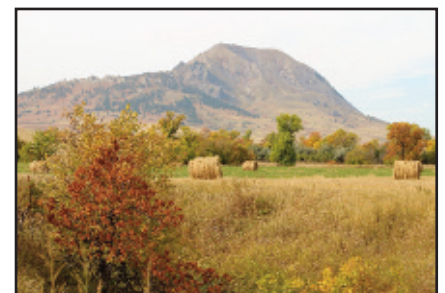
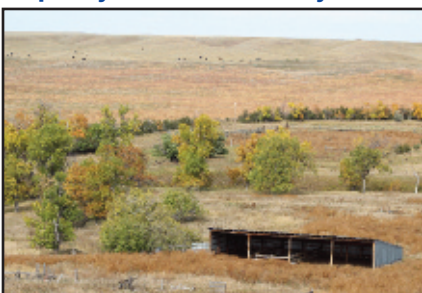


One of the best ranches we have had the opportunity to sell at auction!

FSA Crop Data: Farm land has been in hay production for quite some time. According to FSA, there are 535.63 acres which have a history as crop land. Any Crop Bases will be divided according to established FSA procedures. On the entire property, the Crop Base Acres are: Wheat 305.5 acres, Grain Sorghum 38.8 acres, and Barley 14.8 acres.

MANY HUNTING OPPORTUNITIES!

Property will absolutely sell to the highest bidder(s) on auction day without minimum or reserve bid! There will be new owners!



Please go to our websites for complete details & photos.

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Broker Participation Invited

Owner:
Lower Brule Farm Corp.