

ABSOLUTE AUCTION: WESTERN SOUTH DAKOTA GRAZING AND HUNTING LAND

“THE STOMPRUD-DIAMOND P RANCH FLP”-PERKINS COUNTY, SOUTH DAKOTA

FEATURING: WESTERN SOUTH DAKOTA GRASS LAND and HUNTING LANDS AT IT’S BEST!

TUESDAY MAY 9TH 2017 1:00 P.M.

**LOCATION: HOLIDAY INN EXPRESS CONVENTION CENTER-STURGIS SD LOCATED ON HIWAY 14A
BOULDER CANYON.**

Absolute Auction No Minimum and No Reserve!

This Western South Dakota ranch, The Stomprud Diamond P Ranch consists of approximately 2360 +/- acres of deeded and 540 +/- acres federal lands. These lands offer excellent grassland with abundant Cedar and Ponderosa Pine trees and canyons for protection.

The Stomprud Diamond P Ranch contains 2360+/- acres of deeded lands with varying land types which provide ranch, agricultural, recreational and esthetic amenities. This ranch has been in the Family since 1961 and has not been offered for sale to the public until now.

The property has convenient location to the South Dakota Black Hills and is approximately 46 miles east from Newell SD and 31 miles west of Faith SD then 2 MILES NORTH ON STOMPRUD ROAD. This grassland provides excellent grazing for livestock both summer and winter and home to Trophy Mule Deer, Trophy White Tail Deer, Merriman Wild Turkey, Bobcat, Coyote, Eagles, Grouse and many other varieties of wild life. The Cedar and Pine tree lined canyons in along Cedar and Little Cedar Creeks provide winter pasture and protection for livestock as well as habitat for resident wildlife. The ranch offers a multitude of exceptional hunting choices for big game animals and game birds unparalleled in western South Dakota. The combination of grassland and deep creek bottoms makes this a rare and unique opportunity.

The ranch is ideally located in one of western South Dakota’s most desirable and appealing grass land areas. This 2900 acres +/- cattle/recreational ranch boasts, end-of-the-road seclusion, numerous water sites, direct-private access to public land, abundant wildlife, and excellent hunting, all within an easy drive to the very reliable Rapid City Regional Airport and the Black Hills of South Dakota.

For the investor, grassland in this area is very high in demand and would lease at a very attractive rate. .

Showing dates with Brokers on site: TUESDAY APRIL 4TH from 12:00 to 4:00 P.M. and TUESDAY APRIL 11TH from 12:00 noon to 4:00 weather permitting both days or by appointment feel free to bring you saddle horse, 4x4 pickup or ATV to tour the property with brokers. Due to the terrain and layout we highly recommend calling for a personal tour if needed. Broker telephone is 605-720-2021 for appointments.

AUCTION NOTE: THERE MAY BE AND ADDITIONAL 1700 +/- ACRES OF GRASSLAND THAT IS RETAINED BY THE FAMILY AVAILABLE FOR LEASE, THIS WILL BE DETERMINED FOLLOWING THE LAND AUCTION.

This property will be sold in two tracts or as a unit in a manner realizing the most return to the Sellers.

Tract # 1;

This is the WEST unit featuring 1440 +/- acres of deeded and 200 +/- acres of BLM hard grass lands rolling in to the breaks of Cedar Creek. This 1640 +/- acre parcel features 136 +/- acres of crop land with the remainder in grass land and timber. Cedar Canyon springs, the well and dams provide water to this area. This is an outstanding opportunity to purchase 1440 +/- deeded acres. Purchaser receives full possession at closing. This parcel has excellent hunting and protection.

Tract 1 Legal Descriptions:

Section 18: SE1/4SW1/4, S1/2SE1/4

Section 19: Government Lots 3& 4, E1/2SW1/4, E1/2, E1/2NW1/4

Section 30: Government Lots 1,3,4, E1/2SW1/4,N1/2NE1/4, SE1/4NE1/4, NE1/4SE1/4, S1/2SE1/4

Section 31: Government Lots 1,2, E1/2NW1/4, NE1/4

*BLM: Section 30: Government lot 2, SE1/4NW1/4, NE1/4NW1/4, SW1/4NE1/4, NW1/4SE1/4

Tract #2;

This is the EAST unit featuring 920 +/- Acres of deeded and 340 Acres of BLM hard grass pasture with approx. 201 +/- acres of crop land. This 1260 +/- acre parcel includes plenty of grass and timbered areas that would be a great addition to any operation. Again, there is plenty of hunting areas on this parcel along with the BLM property and great protection. The parcel includes two dams and a windmill well along with springs in the canyons. Purchaser receives full possession at closing. This parcel has excellent hunting and protection also.

Tract 2 Legal Descriptions:

Section 20: W1/2NE1/4, NW1/4SE1/4, SW1/4SE1/4, SE1/4NW1/4, E1/2SW1/4

Section 29: W1/2NE1/4, NW1/4, SE1/4, SW1/4

Section 32: W1/2NW1/4

*BLM: Section 20: E1/2SW1/4, NE1/4NW1/4

*BLM Section17: S1/2SW1/4, NE1/4SW1/4, W1/2NE1/4SW1/4

Tract #3: The entire unit combination of Tracts 1 & 2.

Survey: Depending on the manner in which the property is sold, Shannon Vasknetz-Baseline Surveying 1921 LAZELLE Street Sturgis SD will mark interior boundary corners as needed to determine division lines/fence lines. All property will be sold on legal description only, perimeter fencing or existing fences may not be on the property line due to terrain or obstacles.

FSA Crop Data: All in Township 13 North, Range 12 East, BHM, Perkins County SD

Cropped acres per FSA Perkins County

Section 30,31:	136.40 acres crop lands
Section 28,29,32:	30.67 acres crop Lands
Section 20,29:	171.02 acres crop lands
Sections 20,21:	63.64 acres crop lands

The above acres and information was acquired from FSA in Perkins County. As per FSA there is no crop base established at this time. Sellers are responsible for determining the accuracy of information obtained from the Farm Service Agency.

Taxes

2016 Due in 2017: \$9531.62 / \$2.84 per acre average on 3360.42 acres for entire ranch.

Water

The dams are subject to annual runoff and seasonal rain as is the Cedar Canyon Creek.

Tract 1: 1-Range Well with windmill, 2 dams, Cedar Canyon spring water.

Tract 2: 1-Electric/windmill range well, 2 dams, Cedar Canyon spring water.

Further detailed information along with color pictures can be found on the web at

WWW.BERTREA.COM. Or WWW.SDAUCTIONS.COM

Buyer broker participation is available and encouraged with approval of listing Broker and Sellers to any current actively licensed South Dakota real estate professional.

Terms and conditions of live real estate auction: ABSOLUTE AUCTION, NO RESERVE. All bidders must present irrevocable letter of credit for earnest money down payment prior to obtaining a bidder number. All bidders will be required to register for the auction, ten percent (10%) irrevocable earnest money due on purchase price immediately following the auction. Contact broker for online terms and conditions, pre-bidding will be available along with simulcast internet bidding. Balance due to be paid in certified funds on or before JUNE 13TH 2017, 5:00 p.m. closing will be held at Black Hills Title Company in Sturgis SD. Seller to pay all 2016 and prior taxes, 2017 taxes will be prorated to date of closing based on current tax information. Property will be sold without buyers contingency of any

kind, make sure your financial arrangements are in order before bidding. This is a cash sale. Possession will be on closing. A title insurance policy will be provided by the seller and will be available for buyer inspection before the auction. Title company closing costs and title policy will be split evenly between buyer and seller. Closing will take place at Black Hills Title Company, Sturgis, SD. Seller owned Oil, gas, minerals and sand-rock-gravel rights will be transferred to buyers on the following schedule: 50% at closing date; 75% transfer after 7 years from closing date. All Sellers owned fossil rights are retained by the sellers. All information has been acquired by sources deemed reliable, however neither the auctioneers, associated personal or the seller make any warranty or guarantees either expressed or implied. Property is sold strictly "as is-where is". The auction company represents the sellers in this transaction. Announcements made sale day take precedence over any printed material or prior representations. Neither the sellers nor the Auction Co. are responsible for printing errors. Contact our office for details, guidelines & fee schedule for on line bidding. This is a public auction. This property is available to qualified purchasers without regard to race, color, religion, sex, familial status, national origin, or physical handicap. All property will be sold on legal description only, perimeter fencing or existing fences may not be on the property line due to terrain or obstacles.

Refreshments will be served

Internet access will be available at auction site.

Owners: Stomprud Diamond P Ranch FLP. -- Betty Zwetzig, Donald Stomprud and Oscar Stomprud.

Auction Managed and Conducted by:

UNITED COUNTRY

BERTOLOTTO REAL ESTATE & AUCTION CO., INC.

1102 Junction Avenue

Sturgis SD 57785

Bob Bertolotto-Broker/Auctioneer

605-720-2021

www.bertrea.com www.unitedcountry.com

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