

MEADE COUNTY LAND AUCTION-LIVE AND ONLINE SIMULCAST -MARTIN BACHAND ESTATE

FEATURING 640+/- ACRES IN THREE (3) TRACTS NICELY LOCATED NEAR STURGIS, THE BLACK HILLS AND BEAR BUTTE STATE PARK CONSISTING OF HIGH GRADE FARM LAND AND BEAUTIFUL GRASS LAND WITH DAMS AND RURAL WATER SERVICES.

LIVE AUCTION DATE: JUNE 18TH, 2:00 P.M. AT THE STURGIS BAYMONT HOTEL CONVENTION CENTER, 2721 LAZELLE ST, STURGIS, SD 57785

SIMULCAST-ONLINE AUCTION DATE: STARTS JUNE 16TH AT 7:00 A.M MDT AND CONCLUDES WITH THE LIVE AUCTION JUNE 18TH AFTER 2:00 P.M.

SHOWING DATES: JUNE 8TH AND 15TH FROM 2:00 TO 6:00 P.M. AT THE JUNCTION OF NINE MILE ROAD AND 199TH STREET OR BY APPOINTMENT WITH BOB BERTOLOTTO-605-720-2021

DIRECTIONS: FROM STURGIS TAKE HIGHWAY 34 EAST TO 9 MILE ROAD GOING NORTH, THEN NORTH TO 199TH STREET AND NINE MILE ROAD JUNCTION, ACCESS TO TRACT 3 FROM THIS LOCATION 2 MILES WEST AND ½ MILE NORTH-SIGNS POSTED, ACCESS TO TRACT 2 IS NORTH 3 MILES FROM NINE MILE ROAD AND 199TH STREET JUNCTION ON THE WEST SIDE OF NINE MILE ROAD SIGNS ARE POSTED, TRACT 1 IS TWO (2) MILES NORTH OF TRACT 2 ON 193RD STREET (BUTTE COUNTY LINE) AND 1 MILES WEST TO THE PROPERTY, SIGNS POSTED.

TRACT 1: 79.28 ACRES +/- MEADE COUNTY PARCEL NUMBER: 19.03.11; LOTS 1 & 2, SECTION 3, TOWNSHIP 7N, RANGE 6E, MEADE COUNTY SD; AVERAGE SOIL RATING 0.709; CURRENTLY HAY LAND

TRACT 2: 160.00 ACRES +/- MEADE COUNTY PARCEL NUMBER: 11.11.41; SE1/4, SECTION 11, TOWNSHIP 7N, RANGE 6E; MEADE COUNTY SD; AVERAGE SOIL RATING 0.724; WITH RURAL WATER SUPPLY. CURRENTLY HAY LAND

TRACT 3: 400.00 ACRES +/- MEADE COUNTY PARCEL NUMBERS: 19.34.11; N1/2N1/2 SECTION 34, TOWNSHIP 7 N, RANGE 6E AND MEADE COUNTY PARCEL # 19.27.23; S1/2NW1/4,SW1/4 SECTION 27, TOWNSHIP 7N, RANGE 6E; MEADE COUNTY SD; AVERAGE PASTURE SOIL RATING 0.458; WITH RURAL WATER SUPPLY AND 3 DAMS.

TRACT 4: COMBINATION OF TRACTS 1, 2, 3,

THIS IS A LIVE AND INTERNET AUCTION: THE ONLINE PRE BIDDING AUCTION OPENS AT 7:00 A.M. MDT JUNE 16TH 2019 AND ENDS WITH THE CLOSE OF THE LIVE AUCTION. GO TO WWW.BERTREA.COM AND CLICK AUCTIONS TO TAKE YOU TO THE INTERNET BIDDING SITE TO GET REGISTERED, IF YOU ARE NOT REGISTERED BY 8:00 A.M. JUNE 18TH MDT THERE IS NO GUARANTEE YOU WILL GET REGISTERED FOR ONLINE BIDDING.

SELLING LIVE AND SIMULCAST AT 2:00 P.M. MDT: 640 ACRES +/- PREMIER STURGIS AREA PROPERTY LOCATED CLOSE TO STURGIS, THE BLM FORT MEADE RECREATION AREA, BEAR BUTTE STATE PARK, FORT MEADE VA HOSPITAL AND THE BLACK HILLS. DON'T MISS THIS AUCTION ON JUNE 18TH AT 2:00 P.M. AT THE BAYMONT INN 2721 LAZELLE ST, STURGIS, SD 57785-STURGIS SD

TERMS AND CONDITIONS OF REAL ESTATE AUCTION: THE SALE OF THIS PROPERTY AT AUCTION IS SUBJECT ONLY TO THE APPROVAL OF THE COURT APPOINTED PERSONAL REPRESENTATIVE-COME PREPARED TO BUY! NO BUYERS PREMIUM, 10% IRREVOCABLE EARNEST MONEY PAID AND DUE ON PURCHASE PRICE IMMEDIATELY FOLLOWING THE AUCTION. IF YOU ARE BIDDING ONLINE CONTACT BERTOLOTTO REAL ESTATE & AUCTION FOR SPECIFIC ONLINE TERMS. BALANCE DUE TO BE PAID IN CERTIFIED FUNDS ON OR BEFORE JULY 24TH, 2020. SELLER TO PAY ALL 2019 AND PRIOR TAXES, 2020 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. 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. 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 ONLY 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. . ONLINE REAL ESTATE BIDDERS ARE REQUIRED TO REGISTER FOR THE AUCTION, BIDS WILL NOT BE ACCEPTED FROM NON-REGISTERED BIDDERS IN ANY MANNER. REMEMBER, WE ARE NOT RESPONSIBLE FOR INTERNET ISSUES ON OUR END OR THE BIDDERS END! IF YOUR INTERNET SERVICE IS QUESTIONABLE WE RECOMMEND YOU ATTEND THE LIVE AUCTION.

KEEP UPDATED @ WWW.BERTREA.COM OR WWW.SDAUCTIONS.COM

OWNER: MARTIN BACHAND ESTATE, MARTY CAMPBELL-PERSONAL REPRESENTATIVE

AUCTION MANAGED BY:

BERTOLOTTO REAL ESTATE & AUCTION INC.

1102 JUNCTION AVENUE STURGIS SD 57785 • 605-720-2021

BOB BERTOLOTTO---OWNER/BROKER/AUCTIONEER