

ABSOLUTE LAND AUCTION-MERRILL RANCH, HOT SPRINGS SD.

LIVE AND SIMULCAST AUCTION, LIVE & ONLINE BIDDING AVAILABLE!

FEATURING: 247.79 ACRES LOCATED 3 MILES NORTH OF HOT SPRINGS SD ON ARGYLE ROAD TO BE SOLD IN 3 TRACTS OR AS ONE UNIT IN A MANNER REALIZING THE GREATEST RETURN TO THE SELLERS.

TRACT 2 INCLUDES: 1542 SF MODERN HOME WITH ATTACHED GARAGE, 24X26 DETACHED GARAGE, 14X20 BRICK LAWN & GARDEN SHED, 26X68 BRICK & OPEN BARN, 59X60 RV/HAY/STORAGE BARN (2003), 30X48 POLE BARN/SHED (1999), 12X16 WELL HOUSE.

AUCTION DATE & LOCATION: SEPTEMBER 15TH 11:00 A.M.; REGISTRATION AT 10:00 A.M.

THE ONLINE BIDDING AUCTION OPENS ON WEDNESDAY SEPTEMBER 9TH 2020 AT 7: 00 A.M. MDT AND ENDS WITH THE CLOSE OF THE LIVE AUCTION TUESDAY, SEPTEMBER 15TH.

MUELLER COMMUNITY CENTER, 801 S 6TH ST, HOT SPRINGS, SD

ONLINE LINK: <https://sturgissd-realestate.hibid.com/catalog/225951/absolute-land-auction-merrill-ranch--hot-springs-sd/>

SHOWING DATES WITH BROKERS ON SITE WEDNESDAY SEPTEMBER 1ST & SEPTEMBER 8TH FROM 12:00 TO 4:00 P.M AND OR BY APPOINTMENT,

BROKER OFFICE TELEPHONE IS 605-720-2021 FOR APPOINTMENTS. OR CALL BOB BERTOLOTTO'S CELL AT 605-490-1500

DIRECTIONS: FROM HOT SPRINGS TAKE HIGHWAY 385 NORTH TO ARGYLE ROAD MILE, TURN LEFT ONTO ARGYLE ROAD AND GO APPROX. 2 MILES TO THE PROPERTY ENTRANCE, SIGNS POSTED.

TRACT 1: 47.79 ACRES +/- FALL RIVER COUNTY; GOVERNMENT LOT 3,TRACT DEB OF MERRILL SUBDIVISION, E 250' OF SE1/4NW1/4 NORTH OF ARGYLE ROAD, LESS TRACT BOB OF MERRILL SUBDIVISION LOCATED IN SE1/4NW1/4 SECTION 2, TWP 7, RG 5; FALL RIVER COUNTY

TRACT 2: 40 ACRES +/- CUSTER COUNTY PARCEL NUMBER: 006907 SW1/4SE1/4 SECTION 35, T6, RG 5; CUSTER COUNTY SD. INCLUDES: 1542 SF MODERN HOME WITH ATTACHED GARAGE, 24X26 DETACHED GARAGE, 14X20 BRICK LAWN & GARDEN SHED, 26X68 BRICK & OPEN BARN, 59X60 RV/HAY/STORAGE BARN (2003), 30X48 POLE BARN/SHED (1999), 12X16 WELL HOUSE

TRACT 3: 160 ACRES +/- CUSTER COUNTY PARCEL NUMBERS: 006905,006903, 006912; E2SE4 SECTION 35 T6 R5 (80+/-); SE4NE4 SECTION 35, T6, R5 (40+/-); SW4NW4 SECTION 36, TWN 6, RG 5 (40+/-) CUSTER COUNTY SD

TRACT 4: COMBINATION OF TRACTS 1, 2, & 3. APPROX 247.79 ACRES +/-

THIS IS A LIVE AND INTERNET AUCTION: THE ONLINE BIDDING AUCTION OPENS ON WEDNESDAY SEPTEMBER 9TH 2020 AT 7: 00 A.M. MDT AND ENDS WITH THE CLOSE OF THE LIVE AUCTION TUESDAY, SEPTEMBER 15TH. REMEMBER WE ARE NOT RESPONSIBLE FOR INTERNET ISSUES ON OUR END OR THE BIDDERS END!

GO TO WWW.BERTREA.COM CLICK AUCTIONS OR THE LINK ABOVE TO TAKE YOU TO THE INTERNET BIDDING SITE TO GET REGISTERED, IF YOU ARE NOT REGISTERED FOR ONLINE BIDDING BY 8:00 A.M. SEPTEMBER 15TH MDT THERE IS NO GUARANTEE YOU WILL GET REGISTERED.

SELLING LIVE AND SIMULCAST AT 11:00 A.M. MDT ON SEPTEMBER 15TH 2020: 247.79 ACRES PREMIER HOT SPRINGS RANCH.

The Merrill Ranch, a Custer County and Fall River County ranch is an exclusive opportunity to own an private ranch and recreation lands in the beautiful Southern Black Hills of South Dakota. Located close to Hot Springs, Custer, Wind Cave National Park, Mount Rushmore, Custer State Park, Cold Brook Lake, Angostura Reservoir, South Dakota Game Management areas and the Black Hills National Forest, this could be the getaway of your dreams. Imagine living amongst majestic elk, deer, wild turkeys, antelope, various raptors and predators as your close neighbors, in a sanctuary with all that nature provides. The modern home boasts a huge fireplace and includes 3 bedrooms, 2 baths, single attached garage plus an oversized detached two car garage, large RV/Storage building, machine/hay shed, the home includes a spacious modern kitchen, dining room, large living room with fireplace, large picture widow facing the forest and laundry room. Water is provided by a private well. The Ranch currently qualifies for Landowner Deer Tags, highly sought after land owner elk tag could be sought thru SD Game Fish and Parks with availability at their discretion, the ranch borders thousands of acres of the Black Hills Nation Forest for approximately 1.25 miles to add to your outdoor enjoyment and privacy. The Friendshuh Game Production Area is just a short distance away and provides approximately 8,000 more public lands for recreation and hunting, Army Corps of Engineers Lands containing Cold Brook Lake joins the Ranch on the south at Argyle Road and features boating, fishing, hiking and more. Angostura Reservoir is a very short distance to the south, it features boating, water skiing, fishing and hiking also. The Bordering Black Hills national Forest features great hunting, ATV trails, hiking, fishing and more, recreation in this area is endless. Though secluded, the ranch is only minutes from down town Hot Springs feature many shopping opportunities and the VA Hospital.

TERMS AND CONDITIONS OF LIVE REAL ESTATE AUCTION: THIS IS AN ABSOLUTE AUCTION, NO MINIMUM OR RESERVE. 10% IRREVOCABLE EARNEST MONEY PAID AND DUE ON PURCHASE PRICE IMMEDIATELY FOLLOWING THE AUCTION. IF YOU ARE BIDDING ONLINE CONTACT BERLOLOTTO REAL ESTATE & AUCTION FOR SPECIFIC ON LINE TERMS. BALANCE DUE TO BE

PAID IN CERTIFIED FUNDS ON OR BEFORE OCTOBER 15TH 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 SOUTHERN HILLS TITLE COMPANY-HOT SPRINGS 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. NO BUYERS PREMIUM ON SITE FOR LIVE BIDDING. ONLINE REAL ESTATE BIDDERS ARE REQUIRED TO REGISTER FOR AUCTION; BIDS WILL NOT BE ACCEPTED FROM NON-REGISTERED BIDDERS IN ANY MANNER. .

ONLINE REAL ESTATE BIDDERS ARE REQUIRED TO REGISTER FOR THE AUCTION BY 12:00 P.M. ON SEPTEMBER 14TH WITH IRREVOCABLE BANK LETTER OF CREDIT. NON LOCAL BIDDERS WILL BE REQUIRED TO WIRE TRANSFER EARNEST MONIES IMMEDIATELY FOLLOWING THE CLOSE OF AUCTION IF YOU ARE A WINNING BIDDER. CREDIT CARDS WILL NOT BE ACCEPTED FOR EARNEST MONIES, BIDS WILL NOT BE ACCEPTED IN ANY MANNER IF YOU ARE NOT REGISTERED. 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: LONA MERRILL REVOKABLE LIVING TRUST

AUCTION MANAGED BY:

UNITED COUNTRY- BERTOLOTTO REAL ESTATE & AUCTION INC.

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

BOB BERTOLOTTO---OWNER/BROKER/AUCTIONEER

