

Pennington County

South Dakota

LAND AUCTION

2,485[±] Acres

Offered in 23 Tracts



Prime Pasture
Newer Country Home
Tillable Land
Numerous Ponds
Great Road Access



MURRAY WISE
ASSOCIATES LLC

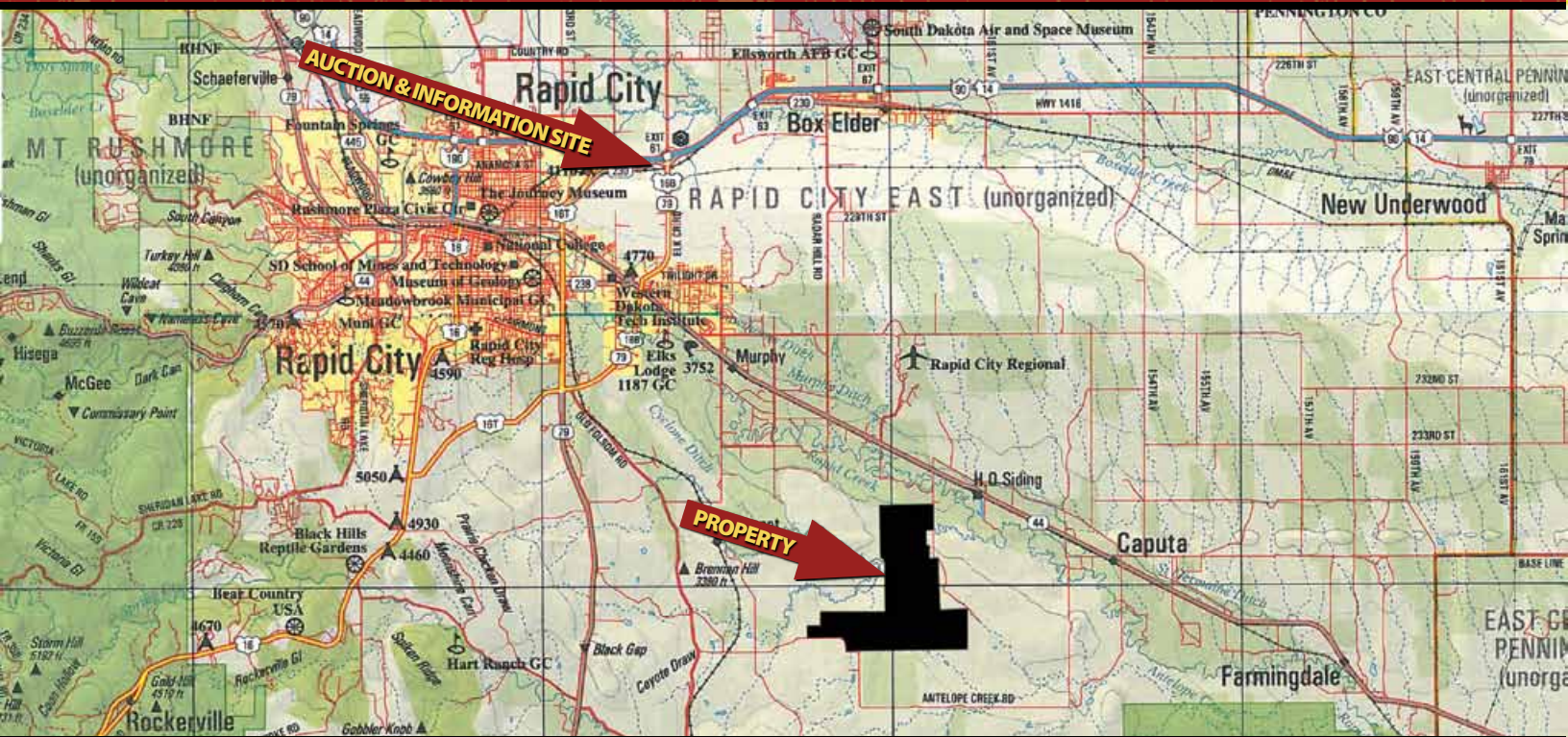
800.607.6888

MurrayWiseAssociates.com



TUESDAY, MAY 17 • 11AM

At the Comfort Suites - Rapid City, SD



DIRECTIONS TO THE PROPERTY: From interstate 90 take exit 61 to North Elk Vale Road and travel 3 miles south to Hwy 44 exit. Travel east on Hwy 44 approximately 6.5 miles to Bradsky Road and turn right. Travel 0.7 miles, property will be on right. Watch for Auction Signs!

AUCTION LOCATION: Comfort Suites
1333 North Elk Vale Road
Rapid City, SD 57703



MURRAY WISE ASSOCIATES LLC



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DIRECTIONS TO THE AUCTION AND INFORMATION SITE:
From east or west on Interstate 90 take exit 61 at to North Elk Vale Road. Turn south on North Elk Vale Road, travel 0.1 miles and the Comfort Suites Hotel will be on the right.



AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 23 individual tracts, any combination of tracts, or as a whole property. The property will be sold in the manner resulting in the highest total sale price.

DOWN PAYMENT: A 10% down payment of the total contract purchase price will be due immediately after being declared the buyer. The down payment may be paid in the form of personal check, business check, or cashier's check. The balance of the contract purchase price is due in cash at closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.**

ACCEPTANCE OF BID PRICES: All successful bidders will sign a purchase agreement at the auction site immediately following the close of bidding. All final bid prices are subject to the seller's acceptance or rejection.

BUYER BROKER PARTICIPATION: A commission will be paid to any properly licensed Buyer Broker who registers a successful buyer according to the Broker Participation Guidelines. Broker Registration Forms are available from the Auction Information Office.

CLOSING: Closing shall occur 30 days after auction.

TITLE: Seller shall provide, through Pennington Title Company, an Owner's Policy of Title Insurance in the amount of the purchase price, and shall execute a proper deed conveying the real estate to the Buyer(s). Seller shall pay the premium of the title insurance policy.

REAL ESTATE TAXES AND ASSESSMENTS: The 2010 calendar year taxes shall be prorated to the date of closing and shall be paid by the Seller in the form of a credit to the Buyer(s) at closing. Prorations will be based on the most recent attainable tax receipts. Buyer(s) will be responsible for all subsequent taxes.

GROWING WHEAT CROP: The Seller will retain the growing wheat crop subject to the terms and conditions as outlined in the purchase agreement. Please contact Auction Company for details.

EASEMENTS AND LEASES: Sale of said property is subject to any and all easements of record and any and all government leases.

SURVEY: AT THE SELLER'S OPTION, the seller shall provide a new survey where there

is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller. The Seller will pay 100% of the cost if a survey is needed. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if the new survey is determined to be necessary by the Seller.

MINERAL RIGHTS: The sale shall include all mineral rights owned by the Seller, if any.

AGENCY: Murray Wise Associates LLC and its representatives are Exclusive Agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. **ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and auction company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auctioneer are final.

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

SELLER: Gordon and Connie Howie

Pennington County

South Dakota

LAND AUCTION



MURRAY WISE
ASSOCIATES LLC

2,485[±] Acres

Offered in 23 Tracts

TUESDAY, MAY 17 • 11AM

At the Comfort Suites - Rapid City, SD

Approximately 10 miles southeast of Rapid City on Highway 44 is a great investment opportunity for your very own ranch located minutes from the conveniences of the city. With 2,485+/- contiguous acres being offered in 23 tracts there are endless ways to combine tracts for that perfect sized property to call home, graze cattle or develop. A custom built home sits atop a hill with spectacular views in every direction. An old farmstead located on the east side of the property with the potential for restoration adds to the charm of owning a piece of South Dakota ranching history.



The property includes a quality constructed 2,604sq.ft. country ranch home with a 1,902sq.ft. walkout basement of which 951sq.ft. is nicely finished. The home features 5 bedrooms and 3 baths with a large master suite. Tall cathedral ceilings in the living room with lots of windows give a spectacular view of the ranch. There is a spacious formal dining room off of the well lit eat-in kitchen. The south facing front porch is a place to relax and enjoy the view of the ranch and Black Hills. There is also an oversized detached two car garage and a 576sq.ft. metal sided pole barn.



OPEN HOUSE/ INSPECTION DATES:

Tuesday, April 12 • 10am to 11am

Tuesday, April 26 • 10am to 11am

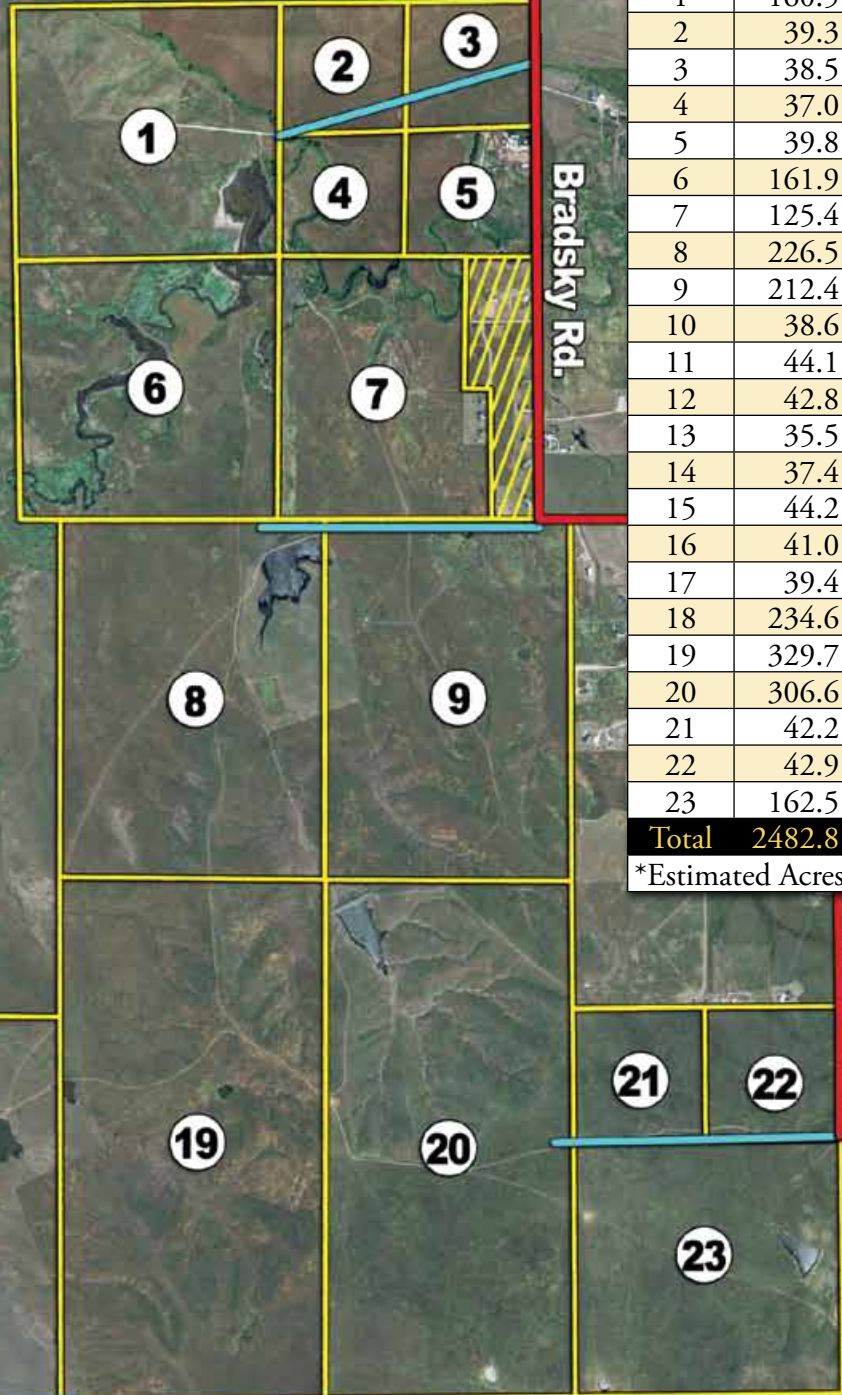
We invite you to meet a Murray Wise Associates LLC representative to get your questions answered at the Comfort Suites located on 1333 North Elk Vale Road, Rapid City, SD 57703.

Please contact Murray Wise Associates LLC to schedule additional showings.

44

Tract #	Total Acres*
1	160.5
2	39.3
3	38.5
4	37.0
5	39.8
6	161.9
7	125.4
8	226.5
9	212.4
10	38.6
11	44.1
12	42.8
13	35.5
14	37.4
15	44.2
16	41.0
17	39.4
18	234.6
19	329.7
20	306.6
21	42.2
22	42.9
23	162.5
Total	2482.8

*Estimated Acres



Antelope Creek Rd.

Bradsky Rd.



This ranch has it all: gently rolling hills, tillable acreage, good fencing, numerous ponds with year-round water and excellent grass. Being so close to town, the development potential can't be overlooked either. Whether you are an investor, developer, home builder, rancher or just looking for a new place to settle down, this auction is for you.



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