

MEADE COUNTY LAND AUCTION-LIVE AND ONLINE-SIMULCAST

FEATURING 320+/- ACRES IN THREE (3) TRACTS NICELY LOCATED NEAR STURGIS SD, THE BLACK HILLS AND WESTERN MEADE COUNTY CONSISTING OF HIGH-GRADE FARMLAND, BEAUTIFUL GRASSLAND AND BORDERS APPROXIMATELY ½-¾ MILES OF THE FLOWING BELLE FOURCHE RIVER. THIS ACREAGE IS WELL SITUATED FOR WHITETAIL DEER, MULE DEER, WATERFOWL, WILD TURKEY AND GREAT FISHING FROM THE BELLE FOURCHE RIVER.

LIVE-SIMULCAST AUCTION DATE: FRIDAY DECEMBER 10TH, 2021 AT 2:00 P.M. MST BERTOLOTTO REAL ESTATE & AUCTION OFFICE AT 1102 JUNCTION AVENUE IN STURGIS

ONLINE AUCTION DATE: STARTS THURSDAY, DECEMBER 9TH AT 7:00 A.M MST AND CONCLUDES WITH THE LIVE AUCTION FRIDAY DECEMBER 10TH 2021 AFTER COMPLETION OF LIVE AUCTION

ON LINE LINK: <https://sturgissd-realestate.hibid.com/catalog/333769/meade-county-land-auction-live-and-online-simulcast/>

SHOWING DATES: WEDNESDAY DECEMBER 1ST 2021 AND MONDAY DECEMBER 6TH 2021 FROM 11:00: A.M. TILL 3:00 AT THE PROPERTY LOCATED SOUTH OF SD HWY 34 ON IMPALA PLACE OR BY APPOINTMENT WITH BOB BERTOLOTTO-605-720-2021

DIRECTIONS: FROM STURGIS TAKE HIGHWAY 34 EAST APPROX. 23 MILES TO IMPALA PLACE, FOLLOW IMPALA PLACE SOUTH APPROX. 2 MILES TO THE PROPERTY ON THE RIGHT-SIGNS WILL BE POSTED.

TRACT 1: 160 +/- ACRES MEADE COUNTY PARCEL NUMBER: 30.13.43/30.24.11; LEGAL DESECRPTION : S2SE SECTION 13, T06N R08E AND N2NE S24, T6N, R08E, MEADE COUNTY SD. CURRENTLY HAY/CROP & GRASS LANDS. INCLUDES APPROX ½ MILE OF THE BELLE FOURCHE RIVER. SOIL RATINGS UP TO .837.

TRACT 2: 160.00 ACRES +/- MEADE COUNTY PARCEL NUMBER: 30.24.13. LEGAL DESCRIPTION SWNE, SENW, NESW, NWSE, SECTION 24, TOWNSHIP 6 RANGE 7 MEADE COUNTY SD CURRENTLY HAY/CROP & GRASS LANDS. INCLUDES APPROX ¼ MILE OF THE BELLE FOURCHE RIVER. SOIL RATINGS UP TO .837.

TRACT 3: COMBINATION OF TRACT 1 & 2 AS A UNIT

NO SURVEY PROVIDED SOLD BY LEGAL DESCRIPTION ONLY. FENCES MAY OR MAY NOT BE ON THE EXACT BOUNDARY LINE.

CONTACT BERTOLOTTO REAL ESTATE FOR FULL DETAILS – BOB BERTOLOTTO 605-720-2021 OR 605-490-1500.

FARM SERVICE AGENCY INFO: APPROX 116 ACRES ARE ENROLLED IN CROP LAND BASE ACRES, IT WILL BE THE NEW OWNERS RESPONSIBILITY TO TRANSFER THE ACRES IF DESIRED. ALL TRANSFERS TO THE NEW OWNERS WILL BE TRANSFERRED BY THE FARM SERVICE AGENCY IN STURGIS SD

AUCTIONEERS COMMENTS: SELLING LIVE AND SIMULCAST AT 2:00 P.M. MST: 320 ACRES +/- PREMIER STURGIS AREA PROPERTY LOCATED CLOSE TO STURGIS CONSISTING OF 2-160 ACRE PARCELS OR AS 1 UNIT SOLD IN A MANNER REALIZING THE BEST INTERST OF THE SELLERS. ALL TRACTS WILL BE SOLD DOLLARS BID TIMES THE ACRES PER TRACT. THIS IS A RARE OPERTUNITY TO PURCHASE A SMALLER TRACT OF LAND AT YOUR PRICE WITH A FLOWING RIVER.

THIS IS A LIVE AND INTERNET AUCTION: THE ONLINE PRE- BIDDING AUCTION OPENS AT 7:00 A.M. MST THURSDAY DECEMBER 9TH 2021 AND ENDS WITH THE CLOSE OF THE LIVE AUCTION ON FRIDAY DECEMBER 10TH. 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. DECEMBER 10TH MST THERE IS NO GUARANTEE YOU WILL GET REGISTERED FOR ONLINE BIDDING.

TERMS AND CONDITIONS OF REAL ESTATE AUCTION: THE SALE OF THIS PROPERTY AT AUCTION IS SUBJECT ONLY TO THE APPROVAL OF THE BANKRUPTCY COURT. COME PREPARED TO BUY! NO BUYERS PREMIUM, 15% IRREVOCABLE EARNEST MONEY PAID AND DUE ON PURCHASE PRICE IMMEDIATELY FOLLOWING THE AUCTION. PROPERTY WILL BE SOLD WITHOUT BUYERS CONTINGENCY OF ANY KIND, MAKE SURE YOUR FINANCIAL ARRANGEMENTS ARE IN ORDER BEFORE BIDDING. CLOSING WILL BE ON OR BEFORE DECEMBER THE 30TH, 2021 THERE ARE NO EXCEPTIONS TO THESE DATES. POSSESSION WILL BE ON CLOSING. IF YOU ARE BIDDING ONLINE CONTACT BERTOLOTTO REAL ESTATE & AUCTION FOR SPECIFIC ONLINE TERMS. ONLINE BIDDER WILL BE REQUIRED TO HAVE AN LETTER OF CREDIT FROM AN ESTABLISHED BANKING INSTITUTION, NO EXCEPTIONS. BALANCE DUE TO BE PAID IN CERTIFIED FUNDS ON OR BEFORE DECEMBER 30TH, 2021. SELLER TO PAY ALL TAXES DUE THRU CLOSING DATE. 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: MICHAEL COOPER

MANAGED & CONDUCTED BY:

BERTOLOTTO REAL ESTATE & AUCTION INC.

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

BOB BERTOLOTTO---OWNER/BROKER/AUCTIONEER