

RANCH REAL ESTATE AUCTION
Millett Ranch, 3,775 Acres
HARDING COUNTY, SOUTH DAKOTA

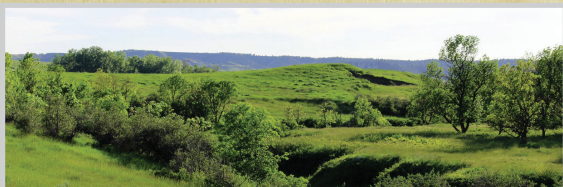
AUCTION DATE: WEDNESDAY, JULY 30, 2014

AUCTION TIME: 1:00 pm MST (FREE LUNCH AT 11:30)

AUCTION LOCATION: REVA COMMUNITY CENTER, REVA, SD

**3,455 Deeded Acres, Including 600 Tillable,
320 SD State Lease Acres • Total 3,775 Acres**

Never before offered for sale. Here's a rare opportunity to own a sizeable ranch property with exceptional access, productive grass and farm land, abundant protection, and excellent water.



TERMS AND CONDITIONS:

TITLE: Property will be offered in Four Tracts and as One Entire Unit, selling in the manner realizing the greatest return to the Sellers. Successful bidder(s) shall make a 15% non-refundable earnest money deposit the day of the auction with the balance due in full, in certified funds, at closing on or before September 15, 2014. Property sells without buyer contingency of any kind. Have your financial arrangements secured prior to the auction. Title transfers by Warranty Deed, an owners' policy title commitment showing merchantable title, subject to conditions, restrictions, zoning, and easements of record will be provided by the Seller and available for review prior to the auction. The 2013 RE taxes will be paid by the Seller, the 2014 RE taxes shall be prorated to the date of closing. **POSSESSION:** Possession shall be granted November 1, 2014, SUBJECT however, to the Lessee's rights in a certain lease, terminating October 31, 2015 (affects Tracts 1, 3, and 4), copies of the Lease are available for review prior to the auction. One-Half of mineral interests owned by Seller transfers upon closing, EXCEPT that no minerals will transfer on Sec. 23; E2NE4 and Sec 24; W2NW4 T17, R8. **ACREAGES:** The property will be offered in Four (4) Tracts ranging in size from 480 to 1,360 acres and as one entire unit and will sell in the manner realizing the greatest return. The acreage has been determined by data obtained from Harding Co. Assessor and will be the acreage figures used to determine the actual sale price.

BROKER COMMENTS: Homesteaded in 1910 and continuously owned and operated for the past 100+ years by the Millett family, the Millett Ranch will now sell at public auction. Consisting of 3,455+/- deeded acres with over 600 tillable acres and 320+/- SD State Leased acres for a total of 3,775+/- acres. This very well balanced ranch exhibits exceptional stewardship and is conveniently located adjacent to SD Hwy 79 just south of Reva, SD. The ranch will be offered in 4 Tracts and in One Unit, selling in the manner realizing the greatest return. Internet Bidding will be available. Broker participation invited (deadline and registration required).

Inspection Dates: June 25, July 9, July 23; 1:00-3:00 pm each day, or by appointment and Auction Day, July 30 10:00-Noon

**For photos, information, deadlines, and registration log on to:
HewittLandCompany.com**



13167 Arapahoe, Dr., Piedmont, SD • 57769

JD Hewitt 605-347-1100 • jd@hewittlandcompany.com

Tyson Hewitt 605-206-0034 • tyson@hewittlandcompany.com

605.791.2300 ph • 605.791.2312 fax

www.hewittlandcompany.com