

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

13167 Arapahoe Dr.
Piedmont, SD, 57769



**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.

ANNOUNCEMENTS MADE SALE DAY
TAKE PRECEDENCE OVER PRINTED MATERIAL



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HARDING COUNTY, SOUTH DAKOTA

AUCTION DATE:

WEDNESDAY, JULY 30, 2014

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

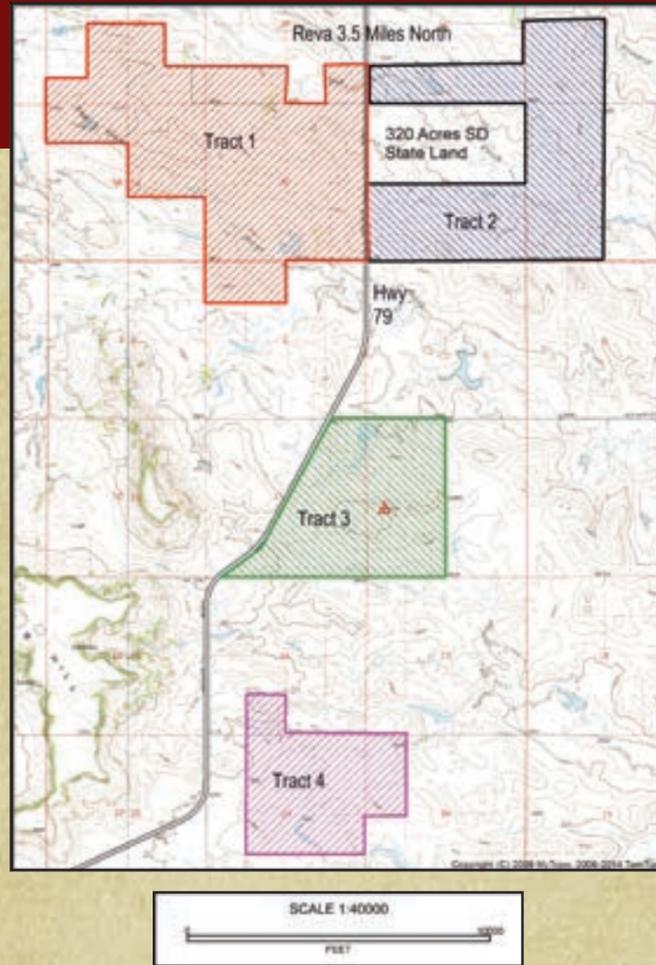
AUCTION LOCATION: REVA COMMUNITY CENTER, REVA, SD

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

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.

Internet Bidding will be available. Broker participation invited (deadline and registration required).
For photos, information, deadlines, and registration log on to: HewittLandCompany.com



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.

TRACT 1: 1.359.79 ACRES*

Headquarters Tract, Includes nice three bed two bath ranch style home with 2,000+/- sq. ft. main floor living space, 48x50 shop w/concrete floor, 36x100 pole barn, asst'd out-buildings. This tract includes appr. 430 acres tillable, with the balance in native range and buildings. Tract 1 is fenced into several manageable sized pastures.

TRACT 2: 944.98 ACRES

Deeded and 320 ac. SD State lease; Tract 2 is located along Hwy 79 and is comprised mostly of native grassland with Dog Creek traversing the length of the Tract. Tract 2 is watered by four dams, the creek and two tanks served by the Well in Tract 1, and is fenced into two pastures. Upon closing, the SD State Lease will be transferred to the Buyer of Tract 2. (In the event Tract 2 sells separately, access to the well in Tract one will NOT be included).

TRACT 3: 670.0 ACRES*

Located along US Hwy 79 and the Sorum Rd., Tract 3 is comprised of excellent native rangeland and is watered by two reservoirs, and a private well. This productive tract is very well watered and highly accessible.

TRACT 4: 480.0 ACRES*

Located just off Hwy 79, Tract 4 can be accessed by a section line trail. This tract is comprised of appr. 238 ac. tillable and 242 ac. native grassland and is watered by reservoirs and a private well.

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.

An area rich with history of the American West, the Slim Buttes are and were known for rich pasture land, timber, and water. It also became the site for one of the more epic battles of the war between the US Cavalry and the Great Sioux Nation. Just months after the Battle of the Little Bighorn, the battle of the Slim Buttes,

Sept. 9 & 10, 1876, occurred just a few miles north of the Millett Ranch in the area of what's locally referred to as Mitchell Butte.

*80 acres in Tract 1 and all of Tracts 3 & 4 sell subject to the Tenants rights in an existing Lease which terminates October 31, 2015. For complete Legal Description go to: HewittLandCompany.com



www.hewittlandcompany.com

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