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967 ACRE BLACK HILLS RANCH SELLS AT AUCTION. DETAILS INSIDE!

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"THE COLE RANCH" - 967 PRIME CENTENNIAL VALLEY ACRES - MONDAY, SEPTEMBER 26, 2022 10:00 AM (MDT)

♦ **Terms and conditions:** Absolute Auction, selling to the highest bidder(s) at Absolute Auction, without minimum or reserve bid! Offered at live public auction in 13 parcels ranging in size from 21 to 147 acres or as one 967-acre unit, selling in the manner realizing the greater return. Successful bidder(s) shall deposit 15% irrevocable earnest money Auction Day with the balance due upon closing, on or before October 26, 2022. Selling without buyer contingency of any kind, have financial arrangements secured prior to bidding. Marketable title conveyed by Warranty Deed, a policy of title insurance provided by Seller and is available prior to the auction for inspection. Property is held mortgage free. 2021 and prior taxes paid, 2022 taxes prorated to closing date. Mineral rights held by Seller will transfer to Buyer(s). If sold in parcels, Private Access Easements will be granted as necessary for access on existing trails. Property is currently zoned Park Forest. Contact Lawrence County Planning & Zoning with development questions. Complete terms, conditions, maps, photos, info at www.bradeenauction.com OR www.sturgisauctions.com

♦ **Property Inspection:** Feel free to inspect at your leisure. Plan on spending considerable time exploring! Directional signs and maps are onsite, approximate location of tract corners are marked. USE EXTREME CAUTION: Trails are primitive, single lane and include creek crossings, cliffs, and hazards. Most trails are ONLY accessible by ATV/UTV, horseback or on foot. Fire danger is high, please stay on established roads or mowed trails. Do not attempt to inspect by car. Use extreme caution, for experienced ATV/UTV & horseback riders only, enter at your own risk! Also note public showing dates.

♦ **Broker participation invited, call for details and deadline.**

♦ **Online simulcast bidding available to preregistered bidders.**

Owners: Heirs of E.J. Cole - Columbus Texas



(605) 347-7579

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BLACK HILLS OF SOUTH DAKOTA - LAWRENCE COUNTY ABSOLUTE REAL ESTATE AUCTION

"THE COLE RANCH"

- 967 PRIME CENTENNIAL VALLEY ACRES -

MONDAY, SEPTEMBER 26, 2022 10:00 AM (MDT)

LIVE PUBLIC AUCTION HELD AT THE LODGE, DEADWOOD SD (ONLINE SIMULCAST BIDDING AVAILABLE)

REGISTRATION AT 9:00 AM AT THE DEADWOOD LODGE

OFFERED IN 13 INDIVIDUAL TRACTS FROM 21 TO 147 ACRES, OR AS ONE 967-ACRE UNIT

FEATURING 2.5 MILES OF WHITEWOOD CREEK,
SUMMIT OF CROOK MOUNTAIN, SPECTACULAR VIEW SITES,

SCENIC DEEP CANYON,
ROCK OUTCROPPINGS,

MATURE TIMBER,
HAY MEADOWS, AND MORE!



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BLACK HILLS OF SOUTH DAKOTA - LAWRENCE COUNTY ABSOLUTE REAL ESTATE AUCTION

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REGISTRATION AT 9:00 AM AT THE DEADWOOD LODGE

Property located at 11943 Crook City Rd, Whitewood SD. From I-90 Exit 17 (Deadwood Exit), 2 miles south on US 85 and 3.5 miles east on Crook City Rd. OR 3 miles SE of Whitewood SD.

This auction represents a significant offering of some of the very best located, most diverse and scenic property in the entire Black Hills of South Dakota. This unique property features 2.5+- miles of beautiful Whitewood Creek meandering full length. Terrain varies from productive hay meadows to steep timbered canyons and spectacular rimrock views of the surrounding Black Hills. The unspoiled natural beauty offered is unmatched by any property available today. Mature oaks, aspens, and ponderosa pines, native grasses, berries and wildflowers flourish. Whitetail and mule deer, elk and wild turkey abound. The views of Whitewood Creek against majestic rock cliffs are breathtaking. Crystal caves and evidence of 1880's placer mining will intrigue your imagination of past colorful history. Bordering Black Hills National Forest with direct access off paved Crook City Rd., in the ever popular "Centennial Valley" area, makes the investment/development potential endless.

A wide variety of individual tracts are available.

For example, NE parcels joining and near Crook City Rd. include fertile hay meadows, rimrock views overlooking Whitewood Creek, a scenic old railroad bridge and an older set of ranch buildings with working water well and Butte Electric power, perfect for a country home site. Central and NW tracks are gently sloping, and mostly timbered, many with spectacular views of both the Centennial Valley/Spearfish area and the Canyon/Creek below. An additional access from "Sawmill Rd." and access to Butte Electric power certainly make this area prime for homesites and/or further development. Finally, the southern tracts feature miles of scenic Whitewood Creek, a flowing spring, massive rock formations, crystal caves, as well as the actual summit of Crook Mountain. If you desire complete seclusion surrounded by unspoiled natural beauty, "stake your claim here"!

Complete terms, conditions, maps, photos, info at

www.sturgisauctions.com OR

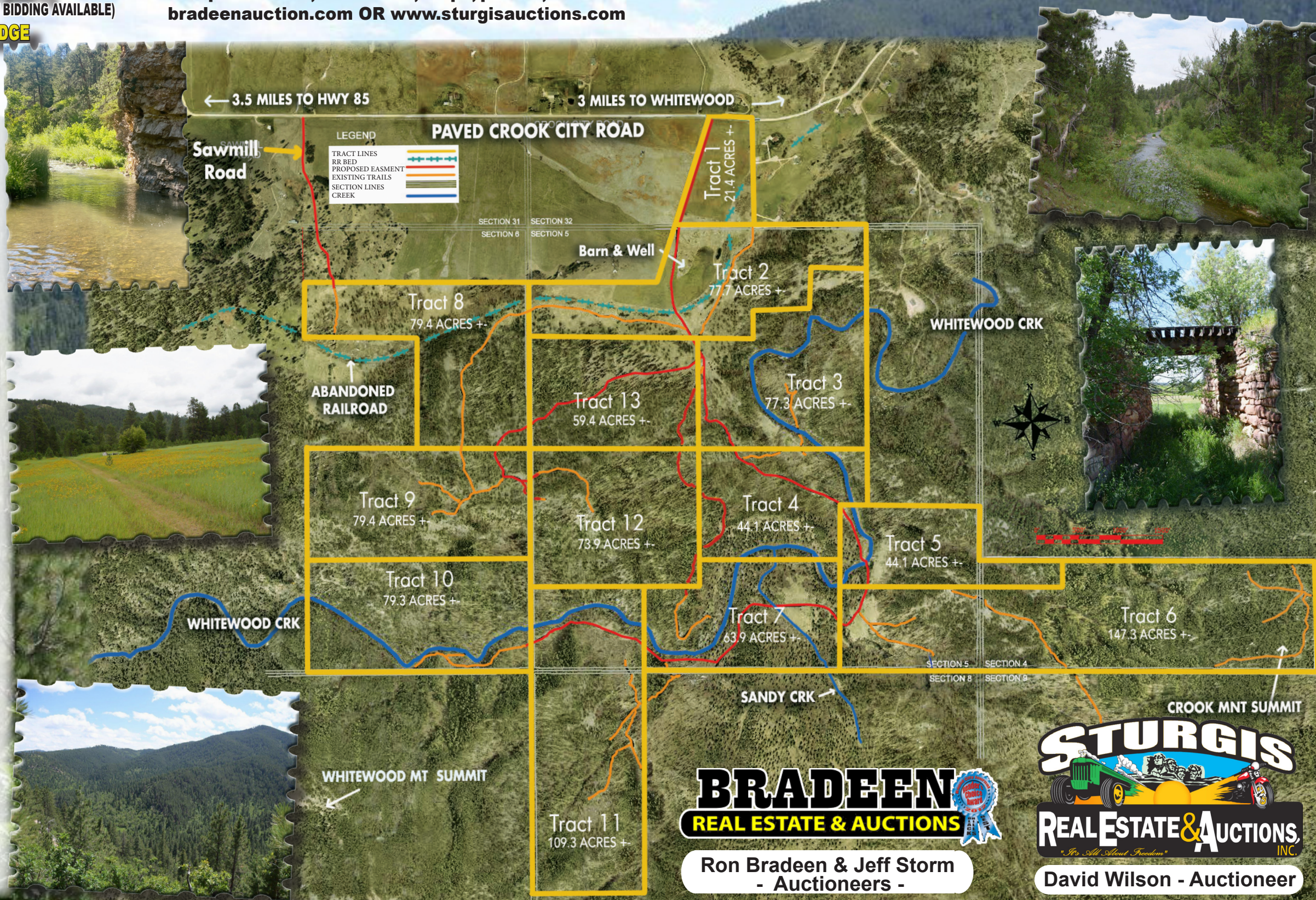
www.bradeenauction.com

Showing dates: Auctioneer/Brokers will be onsite the following dates/times for info and directions: Tuesday Aug. 30; Tuesday Sept. 6; Mondays Sept. 12 & 19; and Saturday Sept. 24 from 10:30 am to 3:30pm each day, OR shown by appointment, contact Auctioneer/Brokers.

History: This property was homesteaded by Richard Grenfell, a Homestake Mining Co. employee in the early 1880's. After nearly 120 years of Grenfell family ownership, the property was purchased by E.J. Cole in 2007 and has been his secluded family retreat the past 15 years.

Auctioneers Note: "The Cole Ranch", centrally located, just minutes from Deadwood, Spearfish and Sturgis SD and all of the recreational opportunities the Black Hills have to offer. This spectacular offering is prime for development or for those wishing to own and hold a true "Trophy Property". You simply will not believe property offering this much scenery, unspoiled natural beauty and seclusion still exists in the Northern Black Hills. Take time to thoroughly inspect, have arrangements secured and be prepared to bid, as this choice property will absolutely sell without reserve!

Complete terms, conditions, maps, photos, info at www.bradeenauction.com OR www.sturgisauctions.com



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Ron Bradeen & Jeff Storm
- Auctioneers -

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David Wilson - Auctioneer