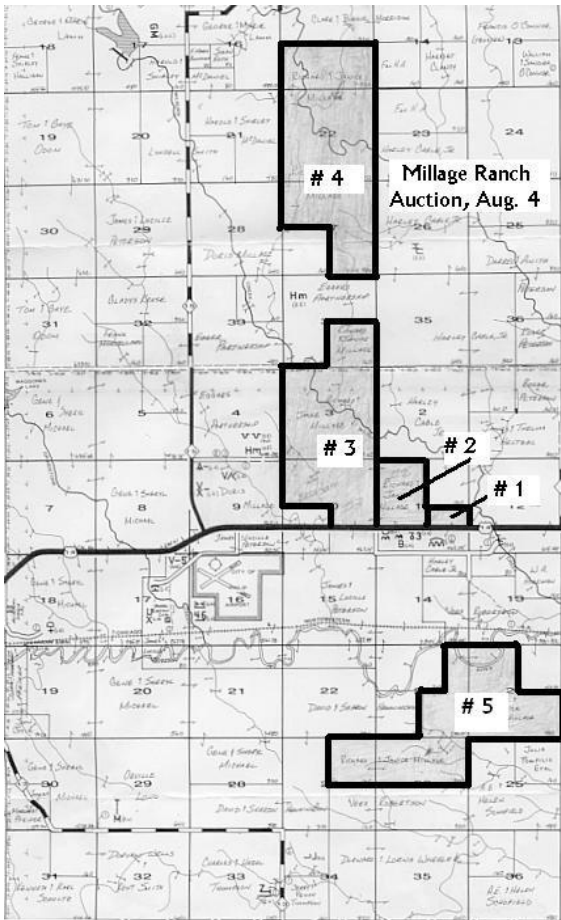


LARGE LAND AUCTION - 4137 ACRES

HAAKON COUNTY, SD RANCH, NEAR PHILIP

Monday, August 4, 2008 1:30 PM, MDT At the American Legion Club, Philip

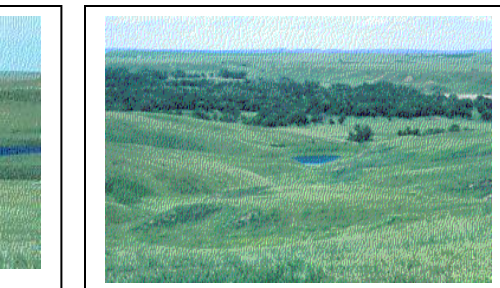
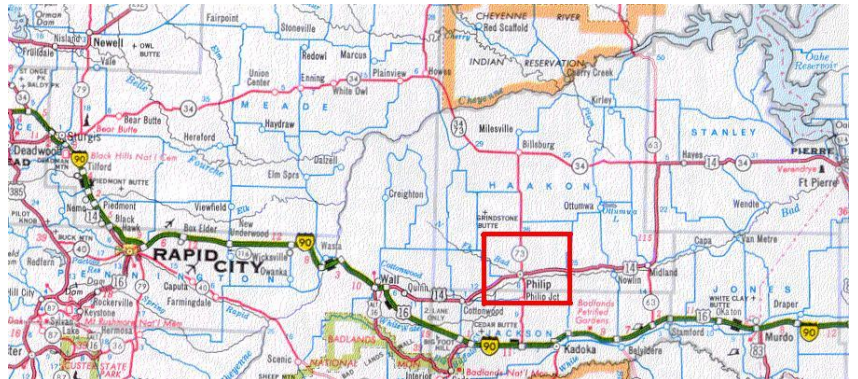
OFFERED IN 5 TRACTS



This property will be offer in the following manner: Tracts 1, 2, 3, & 4 all of which lie north of State Highway # 14 will be offered “**BUYERS CHOICE**”. The high bidder may select any one or any combination of tracts. Tracts 1, 2, & 3 all have highway frontage. If there is a tract, or tracts, remaining after the first high bidder has chosen his/her tract(s) the process will be repeated until all four of the tracts are sold.

Tract # 5 will then be offered separately.

There is no reserve or minimum price on tracts 1,2,3 & 4.
Tract #5 has a reserve of \$499 per acre.



Acres:

- Tract #1: 74
- Tract # 2: 234
- Tract # 3: 1193
- Tract # 4: 1440
- Tract # 5: 1196

Jim Strain-Broker
5125 Ridgeview Rd
Rapid City, SD 57701
Cell 390-3516
O-342-0922
Fax-342-0922
Email:
jstrain@enetis.net

TERMS: Successful bidder will, at the time the property is struck off, sign a Purchase Agreement and make a 15% of sales price, non refundable, earnest money deposit to the Broker/Auctioneer. Earnest money deposit may be cash, certified funds, personal or company check. The balance of the purchase price shall be due and payable at closing and shall be by certified funds. The closing agent will be Haakon County Abstract, 145 S Center Ave., Philip, SD 57567. Closing shall be on or before August 15, 2008. Title Company closing cost shall be shared between buyer(s) and seller(s) on a 50/50 basis. **Possession:** Possession shall be at the completion of closing. **Taxes:** Property taxes shall be prorated to date of closing. **Method of Conveyance:** Warranty Deed. **Title:** Seller(s) shall furnish to buyer, at seller(s) expense, ALTA Owner Policy in the amount of the purchase price. **Auctioneer/broker** will be representing the interest of the Seller(s) in this transaction. Announcements made the day of sale shall have precedence over any information herein contained or any other print or published material pertinent to this property offering. **Showings:** by appointment, only. For more information, photos and description go to www.jimstrain.com