



BRUCE R. BROCK REAL ESTATE, LLC & BROCK AUCTION COMPANY, INC.

PROUDLY PRESENTS

A True Old West Legend

Bordering Historic Deadwood, South Dakota

Deep in the Heart of the Beautiful Black Hills of South Dakota

- MATTSON RANCHES -

PUBLIC AUCTION

SATURDAY, AUGUST 17, 2013 @ 10:00 A.M.

Beautiful 720+ Acre Alpine Ranch (11 Tracts)

Bordering Historic Deadwood, SD

Sale held at First Gold Hotel - Deadwood, SD

For video coverage, pictures or more information see:

WWW.BROCKAUCTION.COM

Mattson Inc. & Jon & Barbara Mattson Family - Owners

LICENSED IN: Iowa,
Nebraska & South Dakota

BROCK AUCTION CO., INC.

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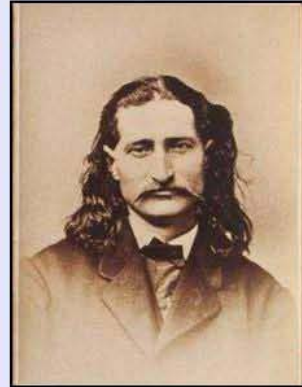
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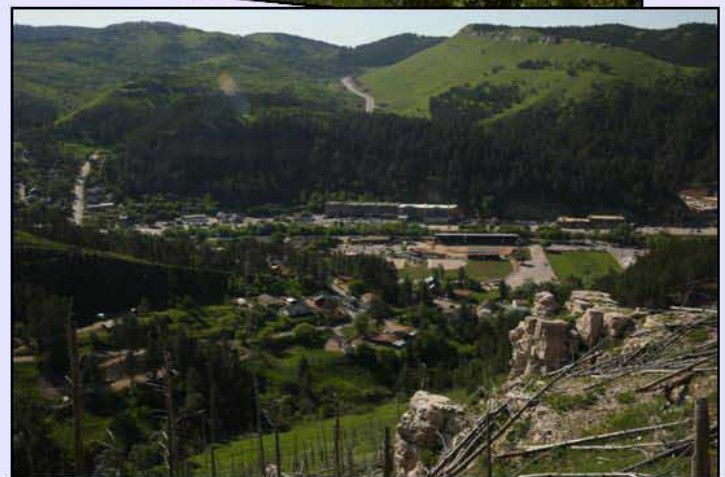
Just saying the names of a few old west Legends, Dodge City, Tuscan, Abilene & Deadwood, South Dakota evokes a feeling inside that a part of you is linked to heroes of the old West and our colorful heroic beginnings as a Nation expanding. From Native Americans, Cattle Barons, Railroaders, Gunslingers, Outlaws, famous Sheriffs & Miners & ladies of the evening the tales have traveled from dime novels to all kinds of modern movies & books of the settling of the West & have warmed our hearts & filled our dreams & imaginations as we wonder what it would have been like had we lived there.



No town in the West is more famous than Deadwood. From its early mining days in the 1870's with Wild Bill Hickok & Calamity Jane, Potato Creek Johnny, Seth Bullock & Deadwood Dick and an entire cast of characters, to modern day movie stars & celebrities who love to call it home; Deadwood has been the place to be & be seen in the Black Hills of South Dakota.



Few if any, have ever had the rare opportunity to own property right on the border of & overlooking the actual town of Deadwood. For 4 generations since the 1930's, the Rachetto Family together with the Mattson family have worked & enjoyed what you now have an opportunity to do also. The Mattson's Ranch has some of the most pristine Alpine like ranch land anywhere in the Black Hills. There is something here for everyone, no matter how small or large a piece of land you want. All the way from a 2 acre tract up to 720 plus acres if you desire. Here is your & your



families' opportunity to become a part of the history, part of the mystique that is Deadwood, all the while owning some of the most scenic land anywhere. Imagine if you will, being able to spend whatever time you want in quiet solitude & being one with Nature; watching the Elk, Deer & other wildlife; smelling the pines in the early morning breeze. Waking to majestic sunrises & enjoying awe inspiring sunsets. All of this wonderment & yet just being 5 minutes from all excitement Historic Deadwood has to offer. Wow!! With the Days of '76, it's Rodeo and new Museum, the Adams House & Museum, Cool Deadwood Nights, First Class Entertainment at First Class Hotels & Casinos, Old Historic Downtown, Theater & much more all just minutes away. Your choice to fit your mood. You will truly have the best of both worlds. Let your imagination soar & your dreams become a reality. You are now in control of your own destiny. "Good Luck", Bruce.



Tract Descriptions

 **Tract 1** – 17.8+ Acres

 **Tract 2** – 19.6+ Acres

 **Tract 3** – 32.2+ Acres

 **Tract 4** (Sells Absolute) – includes a lovely 2 story, 3 bedroom home with a walk out basement & 2 car attached garage, wood siding, stone fireplace, 2 bedrooms & full bath on Main, large kitchen w/ center island, open dining & living room w/gas fireplace & two sided wrap around deck; There is a finished one bedroom apartment upstairs w/kitchenette & full bath. The basement is a walk out w/ finished living room w/wood stove, sauna & laundry room & full bath. If all that isn't enough there is a great older barn also on this 4.9+ acre tract. Don't forget this tract sells absolute!!!

 **Tract 5** – 3.3+ Acres

 **Tract 6** – Includes an outstanding 50' x 100' cemented Morton Shop Building. This building is set up for just about anyone. It has a finished office, enclosed storage area & oil room, water, bathroom, radiant heat & large stove and 2 large overhead doors. Will make a great storage facility as well as a great work area situated on 4.2 approx. acres.

 **Tract 7** – 2+ Acres

 **Tract 8** – Included in this tract is a very lovely 3 bedroom ranch style home with a walk out basement. It features a beautiful open concept, vaulted ceiling, awesome kitchen, dining & living room on the main floor, with a stone gas fireplace. There is a large master bedroom, full bath also on the main floor. The walk out basement includes a finished family room, 2 bedrooms, full bath, kitchen & dining area. The home has propane heat & central air & a 2 car attached garage. All this and the home has cement board siding, green metal roof, & a very cozy front porch to enjoy quiet times on. This lovely home sits on 2.2+ acres with beautiful mature trees.

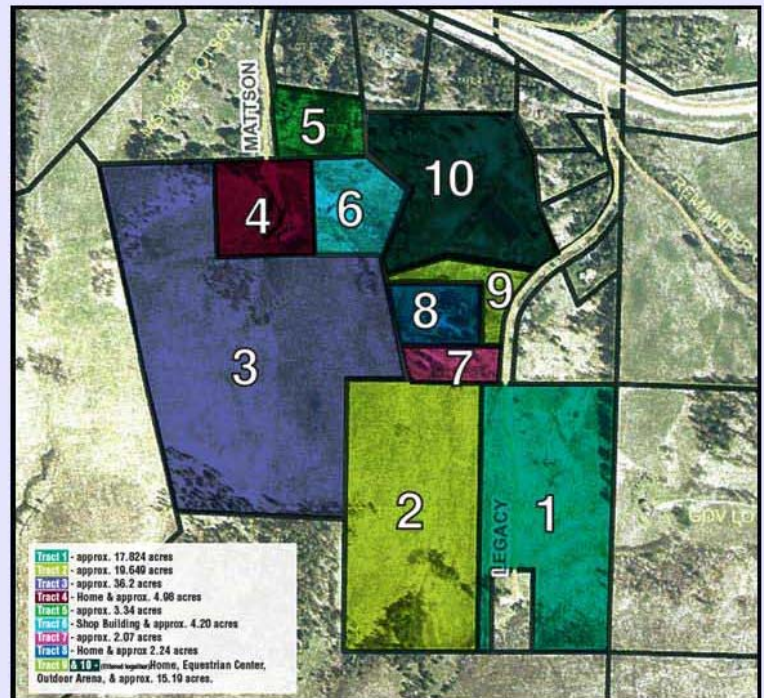
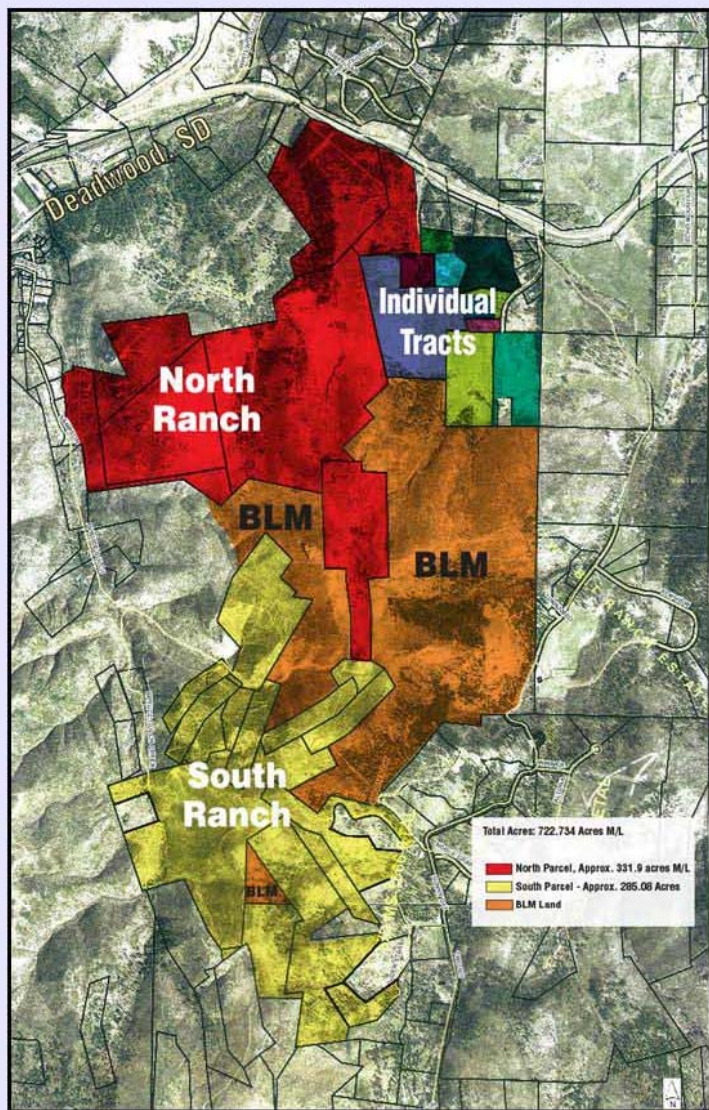
 **Tract 9 & 10** are offered as one tract and they include a really beautiful 3 bedroom, split log sided, ranch style home. There is a double sided fireplace that warms even more the vaulted ceiling, open concept between the kitchen, dining & living room. The master bedroom has a full master bath & Jacuzzi tub plus there is on demand hot water throughout. There is also a propane forced air heat & central air & the home is very efficient to heat & cool.

Added to this home is a truly dream come true for horseman with a 80' x 224' indoor arena w/new sand & new roof just 3 years ago, it includes stalls, 14' sidewalls & a 12' x 96' lean. If riding & roping isn't your thing, there is a ton of storage room as well.

Couple the home & arena with a very cool 150' x 250' outdoor arena w/2 outdoor automatic waters, a round pen, a couple extra outbuildings & you have every cowboy & cowgirls dream!!

All of these two tracts sit on 15.1+ acres with some of the most beautiful vistas in the Black Hills. You won't want to miss this one!!

For video coverage, pictures or more information see:
WWW.BROCKAUCTION.COM



RANCH OPEN HOUSES:
Sat, July 27th & Sunday, July 28th
Sat, Aug 10th & Sun, Aug 11th
from 10:00 a.m. - 4:00 p.m.
To set up an appointment,
please call Bruce at 877-653-4016 or
605-593-1099
or Adam at 605-490-1701

The North and South Ranches (North Ranch sells absolute)

The North and South Ranches are very unique and offer something of real substance that can be found nowhere else. Both are made up in part of, historic placer mining claims with names like Deadwood, Thor, Sawdust, Split Tail, Matilda, El Salado Lode, Champion Lode, Diamond Lode and a lot more colorful names to connect your property to the rich mining history of Deadwood.

The North Ranch is a beautiful 331.9 acre tract that has a **World of Development Potential** and **30+ acres along the highway Zoned Commercial**. Up through beautiful meadows and pine and Aspen forests all the way up to the mountain tops over looking Deadwood, including some in the city limits itself. Another important factor are the stock dams for water and good grass for grazing. This property also includes approximately 261 acres of BLM lease. The views are truly spectacular.

The South Ranch is not only beautiful but it is an outdoorsman/investor/developers dream property. It has ponds with trout, a resident elk and deer population and it adjoins Brighter Day Subdivision which includes 2 choice lots in that Subdivision with strong values. It also contains 6 lots that have been submitted to Lawrence County in a Preliminary Layout Plan. This Ranch also includes approximately 93 acres of BLM Leases. Both parcels offer absolutely spectacular scenery and wildlife and overlook the Black Hills like no other place. What a great opportunity to own pristine property some only dream of.

Terms: The purchaser(s) will be expected to pay 10% of the purchase price on the day of the sale & sign a real estate contract agreeing to pay the balance upon delivery of clear & merchantable title. The property is sold without buyer contingency of any kind so have financial arrangements secured prior to bidding. Seller reserves the right to request institution letter of credit and reference from buyers if so desired. All announcements made the day of the sale shall supersede any previous oral statements or written terms. The balance of the purchase price will be due & payable within 30 days from date of sale. If closed in 30 days or less the new owner may take possession of the ranch they purchased and may have full use of the land and facilities. Title insurance will be provided. The cost of the title insurance & closing agent fee will be split equally between seller & buyer. Taxes will be prorated to the date of closing & will be based on 2012 tax levy. Seller will provide a warranty deed at the time of closing. All acres in the advertising & property lines shown are approximate & will be determined by an exact survey. Descriptions & information are from sources deemed reliable, however, neither the sellers nor the auctioneer/brokers are making any guarantees or warranties actual or implied. Property is sold "as is" so inspect to the extent deemed necessary and rely on your own judgement when bidding. Auctioneer/Brokers are representing the sellers' interest only in the transaction. **The North Ranch (331.9 Acres) and Tract 4 Sell Absolute.** All other tract sales are subject only to the owners approval. All announcements made the day of the sale shall supersede any previous oral statements or written terms.

Buyer Broker Participation:

A commission will be paid to any properly licensed Buyer Broker who registers a successful buyer according to the Broker Participation Guidelines. Broker Registration Forms are available from Brock Auction Company, Inc.

**UPCOMING
MACHINERY AUCTION
Sunday, Sept. 8th, 2013
at 11:00 a.m.**

***Machinery, Ranch Equipment,
Tools & Household Items & Misc.
Mattson Lane -
1 mile East of Deadwood, SD
M&S Const. & Mattson Family***

Order of Sale

The first two tracts will **SELL ABSOLUTE!!**

- 1** Tract 4 - Selling Absolute as one unit
- 2** North Ranch Selling Absolute by the acre (331.9 Acres)

The following tracts will sell subject only to owners approval

- 3** Tract 8 offered as one unit
- 4** Tract 9 & 10 offered as one tract
- 5** Tract 7 offered as one unit
- 6** An option between Tract 1, Tract 2 or Tract 3 or the high bidder may take any combination of the 3 tracts or all 3. In the event only 1 or 2 tracts are taken the remaining unsold tracts will then be offered. In the event the high bidder takes all 3 tracts the first time the sale of those 3 properties is over. (These tracts will be offered by the acre)
- 7** Tract 5 offered as one unit
- 8** Tract 6 offered as one unit
- 9** South Ranch sold by the acre (285 acres)