

INVESTMENT & DEVELOPMENT OPPORTUNITY:

For those forward looking folks who have their eye on the future & wonder what opportunity may be around the next corner, or if you may want to defer some of your cost down the road, that future could hold some untold flexibility. Pennington County zoning allows for development of this land in 40 acre or larger tracts if you comply with their regulations. So maybe you want to get a couple of friends or family members and share the experience & pride of ownership together. The Pennington County Highway Dept. is currently doing a study on the feasibility of paving the South Rochford Road sometime in the future.

These ranches have what one looks for in a strong, safe & sound investment. A hard asset with inflation protection, flexibility, and more. Imagine the goodwill you will foster when you bring your clients & staff out for a few days to enjoy the myriad of activities & letting them feel what only can be felt in a truly "Black Hills" experience. They may come as clients & staff but will leave as strong friends who truly understand what you stand for. What investment could offer more?

Quite probably never before & quite possibility never again in our lifetime will there be such a historically important piece of the Black Hills up for Public Auction. Knowing the thousands of you who's hearts are "In The Hills", I only wish we had more to offer you all. There reality is, this, is your once in a lifetime chance everyone always talks about!! What is up to you now & remains to be seen is will you have what it takes, for yourself & your families future to take advantage of the opportunity & seize the moment? Will you be the ones who takes a deep breath of that crisp Black Hills air years from now & breathe a deep sigh and say "I'm sure proud & glad we took that step into the future"; or will you sadly drive by and say "I sure wish we would have". The choice is yours!! Good luck to all.

Bruce

RANCH SHOWINGS:

August 4th & 5th and August 18th & 19th at the Ranch or by appointment.
To set up an appointment, please call Bruce at 877-653-4016 or 605-593-1099 or Adam at 605-490-1701.

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



BROCK AUCTION CO., INC.
30 Plymouth Street SW
Le Mars, IA 51031

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 announcedments 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 2011 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 judgment when bidding. Auctioneer/Brokers are representing the sellers' interest only in the transaction. This sale subject only to the owner's approval. All announcements made the day of the sale shall supersede any previous oral statements or written terms.

Method of Sale: The property will be offered with the high bidder having their choice of Ranch 1, 2, 3, 4, or 5; any combination, or all. In the event all the tracts are taken after the first round, the auction is over. In the event only 1 or 2 or 3 or 4 of the ranchs are taken, the remaining ranches will be offered as choice once again. The tracts will not be combined & offered as one unit. In order to buy the entire ranch, you must be the high bidder.

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 Registratin Forms are available from Brock Auction Company, Inc.



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

"A South Dakota Legend"

— THE HISTORIC —

Reynolds **Prairie**
RANCHES

(In the Heart of the Beautiful Black Hills of South Dakota)

PUBLIC AUCTION
Saturday, August 25, 2012 at 10:00 am

Sale to be held at the Best Western/Ramkota Inn – Rapid City, SD

Approx. 1,942.66 Acres M/L (Sold in 5 Tracts)

Ranches are located: Approx. 15 miles NW of Hill City, SD; Approx. 25 Miles South of Deadwood & Lead Area; Approx. 45 miles West of Rapid City, SD; and Approx. 2 miles North of Deerfield Lake; and 6 miles South of Rochford on the South Rochford Road.

LEONARD & MARGARET REYNOLDS - OWNERS



BRUCE R. BROCK
Broker - World Champion Auctioneer
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LICENSED IN: SOUTH DAKOTA, IOWA & NEBRASKA

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ADAM KARRELS
Broker Assoc. - Auctioneer
Sturgis, SD • 605-490-1701

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"A South Dakota Legend"

— THE HISTORIC —

Reynolds Prairie RANCHES

(In the Heart of the Beautiful Black Hills of South Dakota)

This story begins in 1876 just 2 short years after General George Armstrong Custer led his historic expedition through the then almost unknown Black Hills in the Dakota Territory and what is today known as Reynolds Prairie.

In 1876 Joseph Reynolds filed his first claim & homesteaded in what would become one of the Black Hills Crown Jewels, "Reynolds Prairie!" He was followed by 3 more generations led by his son Fred who established a homestead in 1907 & built upon by Ivan Reynolds and his son Leonard, his wife Margaret.

For 136 years, brave, strong, pioneering ranch families with names like Frazer, Shick, Erickson, Prickett, and of course the prairies namesake the Reynolds, have forged the prairie into what it is today, one of the most beautiful, unspoiled sanctuaries in the entire Black Hills.



Legacy...

Imagine what a truly rare opportunity this auction offers. This may very well be the best time in history, for someone to have the chance to purchase from 300 acres up to 1,940 plus acres. If each ranch seems too large for you, get some family or friends together & split a ranch into smaller tracts to fit your desires. Just follow the County Zoning rules & you can custom design the ranch that is just the right size for your own legacy.

Imagine the overwhelming feeling of pride that will fill your heart and soul as you look out over your very own slice of "Heaven on Earth." As you sit in quiet solitude, with only the whispering of the wind gently easing through the pines, let your mind wander back in time & imagine the Native Americans, the Homesteaders & Pioneers who passed across this land that is now a part of yours & your families legacy forever!

Made perfectly for family enjoyment these ranches hold the key to all the excitement and fun the Black Hills has to offer. With 100's of acres of your very own, you can have that quiet retreat with no neighbors except the elk, deer, antelope, coyotes & turkey's and a whole host of beautiful birds & wild flowers. There are no more beautiful sun rises as those that rise over the prairie, nor more spectacular sun sets as those that quietly settle below Flag Mountain; and the Stars, WOW!! you will be so close to them you will feel like you can reach up and touch one. The wonderful clean crisp air & that unmistakable scent of the pines in the breeze will simply put your mind & body at ease & become one with your own land. No place on earth will surround you with more beauty & peace!

HORSE & OUTDOOR LOVERS

Have you always dreamt of having almost limitless space to enjoy the uninterrupted beauty of nature while horse back riding, hiking, four wheeling or snowmobiling? Well how about your very own playground where you are the only one in control of 100's of acres of your very own land. All that plus each ranch has national forest bordering it, except #4, which has national forest access just down the road. These ranches are each unique and offer something for everyone, whether you just want 300 acres or are interested in becoming a big part of history and want to own & preserve the entire 1,940 plus acres with your name on it forever!

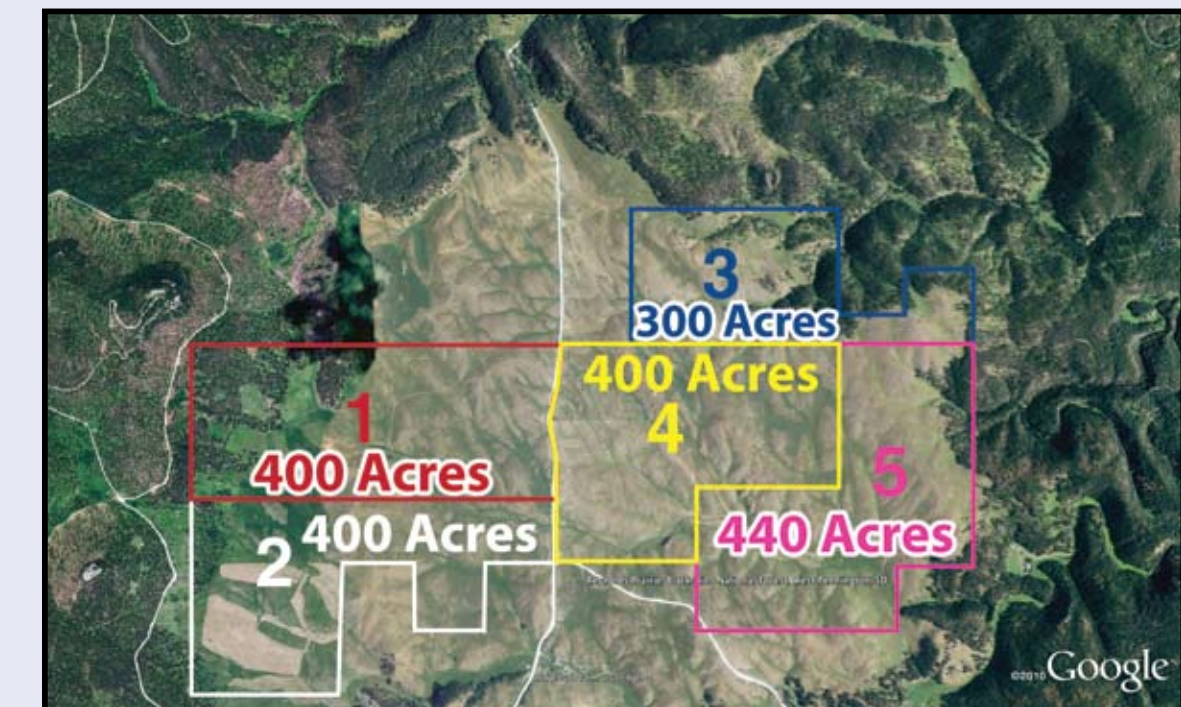


All of the ranches have water of differing types from small creeks, live streams, wet season springs, wells with tanks & pumps on some and all have electricity either on them or very close. These ranches all have some of the most spectacular views anywhere in the hills, that you will never grow tired of.

THE BLACK HILLS OF SOUTH DAKOTA:

All the while you are enjoying the luxury of being one of the most fortunate people ever to own a significant piece of to the Black Hills to call yours and to enjoy its solitude you are only minutes away from everything that makes the Black Hills the destination of choice for millions of people world wide. Located right in the heart of everything, right out your back door almost is Mt. Rushmore, Crazy Horse Monument, Historic Downtown Deadwood & Sturgis and its famous Motorcycle Rally, quaint Rochford, Hill City, Custer, Keystone, Hot Springs, Spearfish & Rapid City with all the Big City amenities you could ask for anywhere.

There is also excellent outdoor activities available in any direction you want to go. Hikers & Bikers, the George Mickelson Trail offers 100's of miles of trails, snow skiing, trailriding & some of the best fishing lakes & streams only minutes away. Also for you gear heads, there are miles & miles of roads for summer & winter enjoyment, whether you snowmobile, four wheel, or motor bike there is something for everyone to enjoy!



Will you be one of the few to have your family names proudly added to this distinguished list, and become a part of Black Hills history forever?