

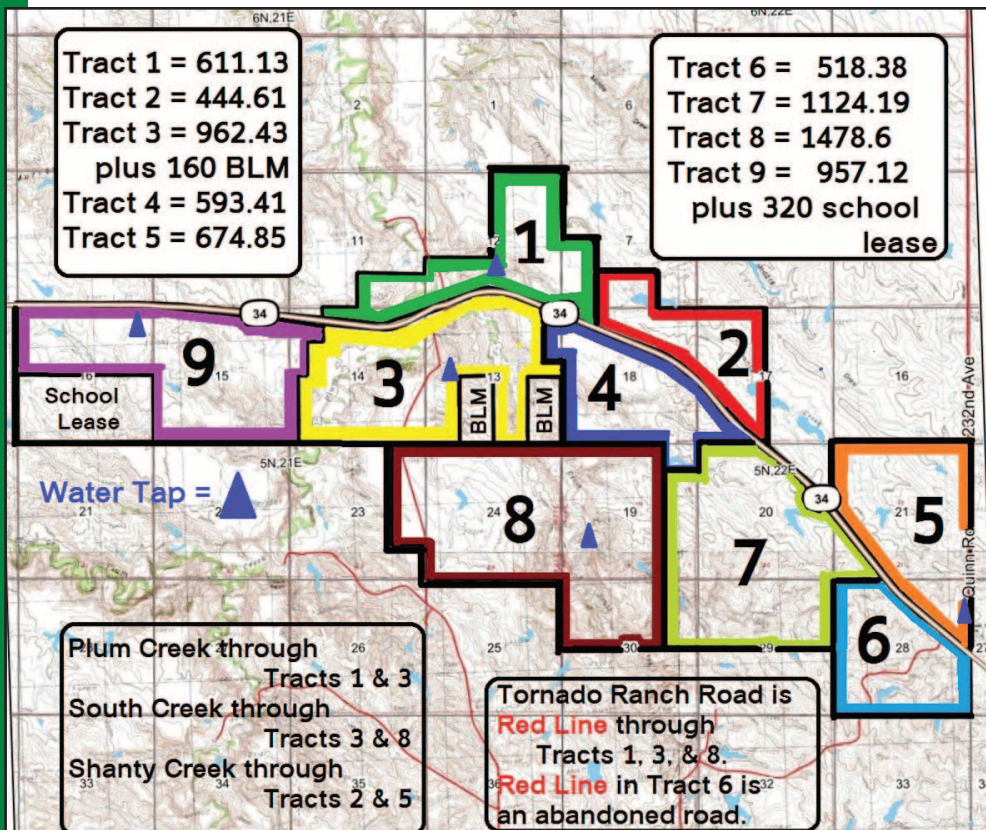
Farmland ~ Hunting ~ Ranch Land
7364⁺ acres plus BLM And School Lease
PLUM CREEK LAND AUCTION

Gail V. Miller Trust **Estate**
Wed. Apr. 19, 2023
*** 1 pm CT**

At American Legion Hall, west edge of Philip, SD
Haakon County - West Central South Dakota

At **Philip, SD**, go 25 N on Hwy 73 to Billsburg Corner, then 4 E on Hwy 34. Property on both sides of Hwy 34 **OR** From **Faith, SD**, go 28 S on Hwy 73, then 32 E on Hwy 34 **OR** From **Pierre, SD**, go 57 W on Hwy 34 ~ **22822 SD Hwy 34, Philip SD** ****Maps, tract signs & info are at property.

- Offered in 9 tracts & as an Entire Unit —north of Philip, SD
- **Beauty abounds w/trees, draws, Plum Creek & South Creek**
- **Cropland and good Pastures to put pounds on cattle!**
- **Outstanding Hunting!** ~~ Mule Deer, Whitetails, Pheasants, Grouse, Ducks, and other Game. Good spots for wildlife food plots.
- Property centrally located to 3 progressive livestock markets, 5 grain elevators, as well as lumber, hardware, veterinarian, medical, and other shopping.
- **Excellent access to all tracts.**
- **Build your own right-sized Ranch by combining several tracts**
- Beautiful Home/Headquarters site on Tract 1, but many good spots on other tracts



Call for private tour, or visit w/ Auctioneers on:
Sun. April 2 from Noon – 3 pm

Owner: Gail V. Miller Trust
Broker Participation. Call for forms & deadline.

*******Tract 1:** parts of Sec. 7, 11, 12, 14 & 18, north of Hwy 34 -center: **611.13 acres** ~ Heart of ranch ~ Pasture plus 260 acres fenced hay fields ~ Stock Dams ~ Plum Creek ~ Rural Water Tap w/lines into corrals & east pasture ~ Cattle underpass between Tracts 1 & 3 ~ 3-bedroom, 2 bath, 1-story brick House w/AC, fireplace, 3 season porch, new shingles & plumbing ~ 2014 post frame 60x120 steel bldg w/full concrete ~ 32x70 pole barn ~ 26x32 garage w/concrete ~ 40x48 pole barn ~ **Tract 1 Tap piped under Hwy to water 4 tanks in north part Tract 3 ~ T5N-R21E & T5N-R22E** ~ Taxes: \$ 3,199.59 or \$ 5.24 per acre

*******Tract 2:** parts of Sec. 7 & 17, north of Hwy 34 -east: **444.61 acres** ~ Some hay fields, but mostly pasture ~ 15+ FSA cropland acres ~ 2 stock dams ~ **T5N-R22E** ~ Taxes: \$ 939.33 or \$ 2.11 per acre

*******Tract 3:** parts of Sec. 12, 13 & 14, south of Hwy 34, w/Plum Creek & Tornado Ranch Rd: **962.43 acres**, plus 160 BLM ~ 2015 Morton 42x120 Bldg w/ corrals ~ Rural Water Tap w/tank center of Sec. 13 ~ Beautiful wooded Plum Creek w/ good protection ~ South Creek flows into Plum Creek just south of Hwy ~ Hay fields ~ 129+ FSA cropland acres ~ **4 tanks watered from Tract 1: one near new barn, one east & two west of Plum Creek** ~ Windbreak ~ 2nd east pasture set of working corrals ~ Hay yard ~ Pasture ~ Cattle underpass between Tracts 1 & 3 ~ **T5N-R21E** ~ Taxes: \$ 2,668.48 or \$ 2.77 per acre

*******Tract 4:** parts of Sec. 13, 17, 18, & 19, south of Hwy 34: **593.41 acres** ~ 150 acre fenced Hay Field, could be farmed ~ Pasture w/Stock Dam ~ **T5N-R21E & T5N-R22E** ~ Taxes: \$ 1,683.62 or \$ 2.84 per acre

*******Tract 5:** parts of Sec. 21 & 28, north of Hwy 34: **674.85 acres** ~ All pasture ~ Water Tap east of school in Sec. 28 w/pipeline to one tank in Sec. 21 & one in Sec. 28 ~ **Water from Tract 5 Tap goes under Hwy to tank in Sec. 28 (Tract 6), one tank in Sec. 29 (Tract 7) and one in Sec. 19 (Tract 7)** ~ 2+ Stock Dams ~ Cattle underpass between Tracts 5 & 7 ~ **T5N-R22E** ~ Taxes: \$ 916.38 or \$ 1.36 per acre

*******Tract 6:** part of Sec. 28, south of Hwy 34: **518.38 acres** ~ All pasture ~ One bigger Stock Dam & smaller ones ~ **Pipeline for tank comes from Tract 5 Tap ~ Tank on line between Sec. 28 & 29 is in Sec. 29 (Tract 7), based on handheld GPS** ~ west side of Sec. 28 is fenced ~ Fence on north is not accurately placed ~ **T5N-R22E** ~ Taxes: \$ 733.55 or \$ 1.42 per acre

*******Tract 7:** parts of Sec. 19, 20, 21, 29 & 30, south of Hwy 34 (southeast part of ranch): **1124.19 acres** ~ All Pasture ~ Stock Dams ~ Picturesque Draws ~ Trees ~ One tank in NE part of Sec. 19 from Tract 5 Tap ~ Fenceline tank is just into Sec. 29 (Tract 7), & helps water Sec. 28 (Tract 6) ~ **Water for these tanks comes from Tract 5 Tap (Sec. 28)** ~ Cattle underpass between Tracts 5 & 7 ~ South fence (Sec. 29) running east & west is not on line ~ To fully utilize Tract 6 & 7 rural water, would need to purchase Tract 5 ~ **T5N-R22E** ~ Taxes: \$ 1,373.89 or \$ 1.22 per acre



*******Tract 8:** parts of Sec. 19, 23, 24 & 30, no Hwy access, but along Tornado Ranch Rd: **1478.6 acres** ~ Mostly native pasture, some could be farmed ~ Stock Dams ~ Water Tap w/ tank on west side of Sec. 19, down into draw ~ Beautiful South Creek w/ 3 tributaries flows here, most often dry ~ Beautiful Protection w/excellent hunting ~ Trees ~ **T5N-R21E & T5N-R22E** ~ Taxes: \$ 3,676.96 or \$ 2.49 per acre

*******Tract 9:** parts of Sec. 14, 15 & 16, south of Hwy 34 -west: **957.12 acres**, plus 160 School Lease ~ Mostly native pasture, w/150-acre fenced hay field, could be farmed ~ Stock Dams ~ Water Tap in NE of Sec. 16 w/ tank farther south ~ Cattle & wildlife protection ~ Hunting ~ **T5N-R21E** ~ Taxes: \$ 2,723.94 or \$ 2.85 per acre



Piroutek Auction Service

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