



Belle Fourche, SD

494.03 +/- Acres • Belle Fourche, SD

LAND AUCTION

Monday, November 6, 2023 – 4:00 p.m. (MT)

LOCATION: Branding Iron Steakhouse • Belle Fourche, SD



OWNER: *The Estate of Larry Bronemann*

Pifer's
LAND AUCTIONS



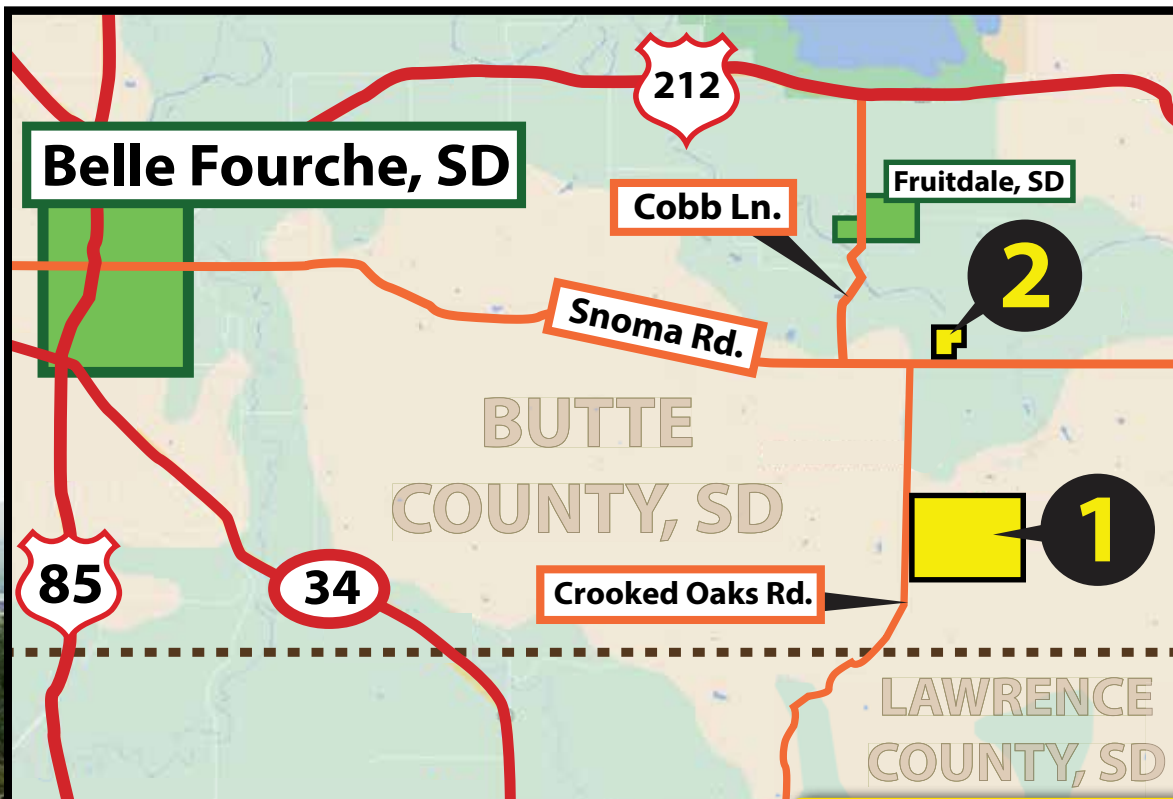
www.pifers.com

701.523.7366

General Information

AUCTION NOTE: The Black Hills of South Dakota have long been one of the most coveted regions in America with Belle Fourche and Spearfish, South Dakota at the epicenter of luxurious living and progressive growth. As a direct gateway to the Black Hills, this region offers the nation's best hiking, hunting, fishing, golfing, gaming, dining, skiing, entertainment, or rest and relaxation. It's within this remarkable setting that Pifer's presents this unparalleled property.

The Bronemann Ranch headquarters blends a perfect balance of luxury living and a practical ranching layout. Every aspect of this estate has been personally hand crafted, meticulously cared for, and attentively maintained. The ranch headquarters lays at the base of the tree-lined rolling foothills with storage facilities, a working shop, and custom steel corrals with direct access to turnout pastures. The balance of the land unfolds with productive hay meadows, native grasses, and awe-inspiring vistas that define the quintessential Black Hills experience. Private tours available upon request or join us during our open house dates.



Andy Mrnak
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Driving Directions

From Belle Fourche, SD: Drive east on US Hwy. #212 for 7 miles to Fruitdale Ln., drive south on Fruitdale/Cobb Ln. for 3 miles to Snoma Rd., drive east for $\frac{3}{4}$ mile to Crooked Oaks Rd. Drive south on Crooked Oaks Rd. for 1.5 miles to the private driveway on the east side that leads east for $\frac{3}{4}$ mile into the ranch headquarters. **

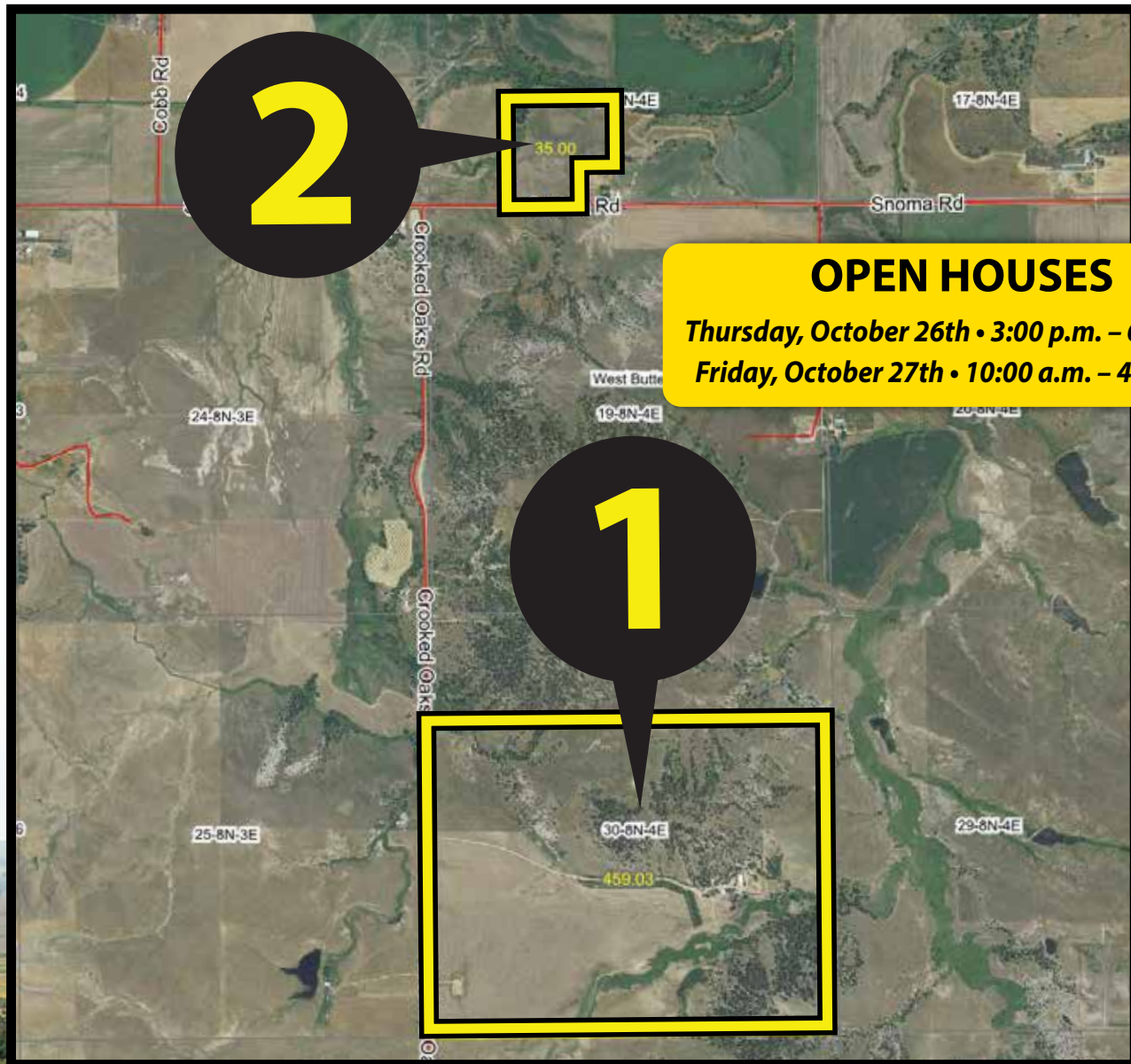
From Spearfish, SD: Drive east on I-90 to Exit #17, turn south on US Hwy. #85 for $\frac{1}{4}$ to St. Onge Rd. Drive 5.5 toward St. Onge Rd., cross Hwy. # 34 and continue north on Crooked Oaks Rd. for 6 miles to the property on the east side of Crooked Oaks Rd. **

****Parcel 2 is 1.5 miles north of Parcel 1 and is $\frac{1}{4}$ mile east from the Crooked Oaks/Snoma Rd. intersection.**

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709 12th St. NE • Bowman, ND 58623

Overall Property



OPEN HOUSES

Thursday, October 26th • 3:00 p.m. – 6:00 p.m.

Friday, October 27th • 10:00 a.m. – 4:00 p.m.



Parcel 1 • Land Information

Acres: 459.03 +/-
Legal: E½SW¼, S½NE¼, SE¼NW¼, Lot A, Lots 2, 3 & 4 in 30-8-4
Hay Acres: 134.06 +/-
Pasture Acres: 320.67 +/-
Taxes (2022): \$5,016.46 (Both Parcels Combined)

Home to the ranch headquarters this 459 +/- acre parcel is virtually turn-key ready for a new owner to hit the ground running with this one-of-a-kind working ranch with incredible facilities and remarkable executive home. The tree-lined driveway is nothing short of spectacular as it leads to this modest and functional headquarters that incorporates ranch-style living with luxurious amenities and views. This hidden gem is nothing short of incredible. Take advantage of this tremendous opportunity.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
KIB	Kyle clay, 2 to 6 percent slopes	62.64	46.7%	IVe	52
KIA	Kyle clay, 0 to 2 percent slopes	43.36	32.3%	IVe	54
SmE	Snomo-Shale land complex, 3 to 25 percent slopes	12.65	9.4%	VIe	6
BtB	Broadhurst clay, 0 to 6 percent slopes	11.80	8.8%	VIe	35
KuB	Kyle-Pierre clays, 0 to 6 percent slopes	3.61	2.7%	IVe	48
Weighted Average					46.7

Parcel 1 • Ranch Headquarters Information

Residence

Address: 19130 Crooked Oaks Rd. • Belle Fourche, SD

Built: 2006

Size: 2,296 sq. ft.

Bedrooms: 4

Bathrooms: 3

Construction: Log Frame/Stick Builds

Foundation: Cement

HVAC: Electric Heat

This two story home was built by the owners and finished in 2006. Primarily a log home with large “hand shaved” log pillars and features throughout the home. The log framed staircase and suspended walkway overlooks the main floor and custom kitchen while providing access to the second level living area and bedrooms.

Shop

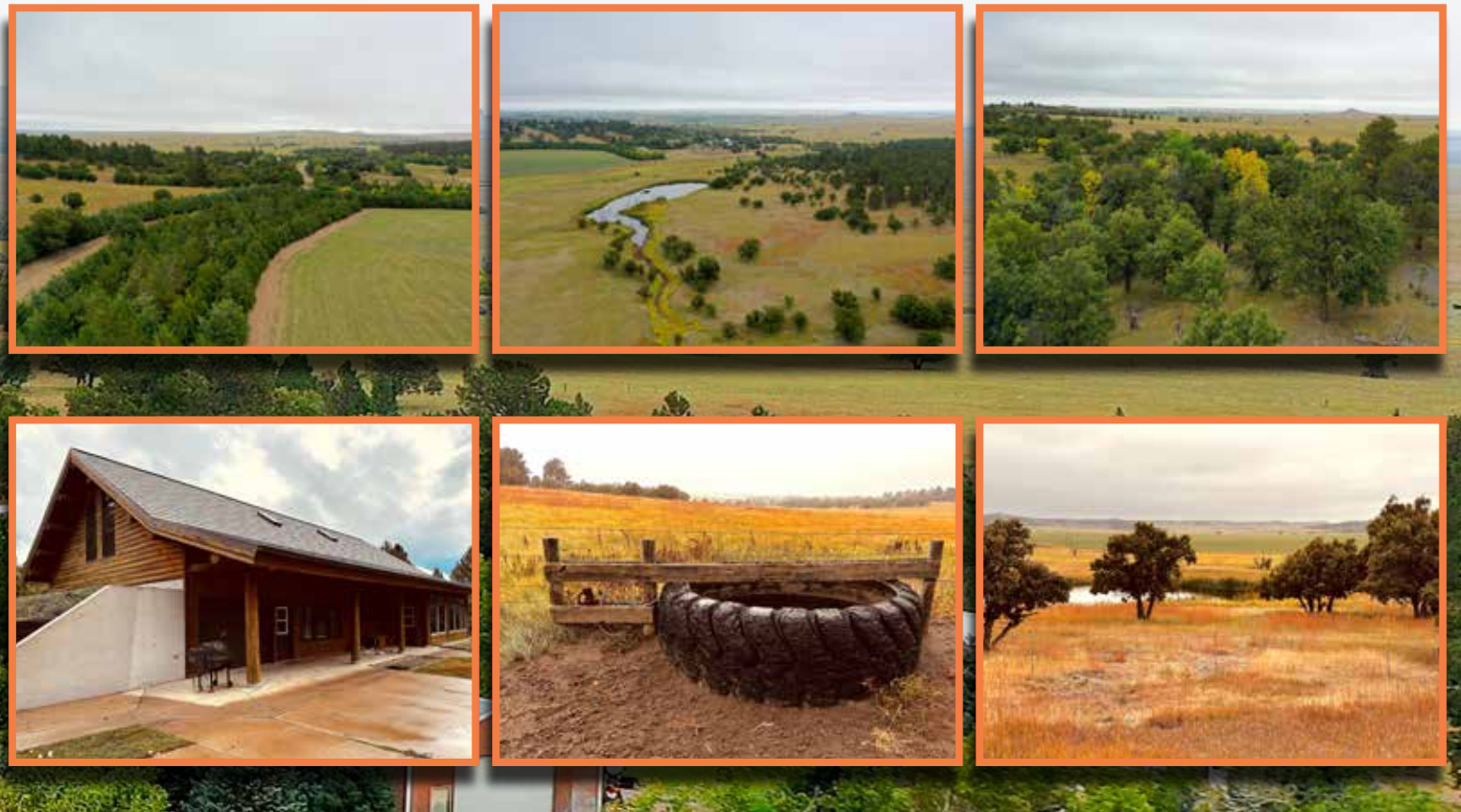
Size: 50' x 90'

Floor: Full Concrete

Construction: Stick Built, Overhang Trusses

Apron: Large Cement Outdoor Apron

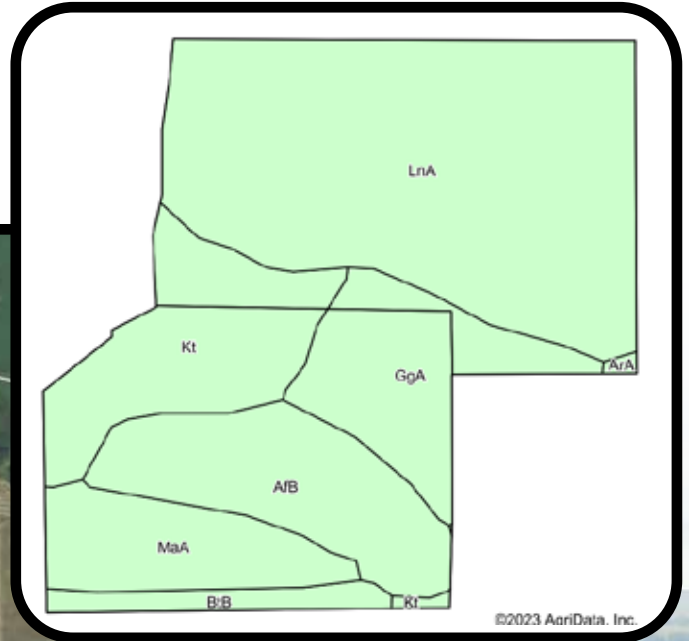
Ceiling tin kit, insulation and wiring has been completed. The interior kit to finish the interior walls is included and consists of interior steel, insulation, and some electrical supplies.



Parcel 2

Acres: 35 +/-
 Legal: SE¼SW¼ Less Tract A in 18-8-4
 Hay Acres: 29.35 +/-
 Taxes (2022): \$5,016.46 (Both Parcels Combined)

This is a tremendous 35 +/- acre parcel of hayland along Snoma Rd. This parcel features excellent soil productivity, hay production history and access. A minor tree-lined tributary of the Belle Fourche River skirts the northwest corner of this parcel. Endless possibilities of ag production, recreation, or homestead development surround this exquisite tract.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
LnA	Lohmiller silty clay loam, 0 to 2 percent slopes	13.55	46.2%	IIIc	IIIe	68
Kt	Kyle clay, terrace	4.34	14.8%	IVs	IVs	65
AfB	Alice fine sandy loam, 2 to 6 percent slopes	4.19	14.3%	IVe	IIIe	54
GgA	Glenberg fine sandy loam, 0 to 2 percent slopes	3.60	12.3%	IIIe		44
MaA	Manter fine sandy loam, 0 to 2 percent slopes	2.74	9.3%	IIIe	IIIe	59
BtB	Broadhurst clay, 0 to 6 percent slopes	0.87	3.0%	VIe		35
ArA	Arvada silt loam, 0 to 3 percent slopes	0.06	0.2%	VIc		11
Weighted Average						60.7

Terms & Conditions

I. Terms and Conditions of Auction

All bidding is open to the public without regard to a prospective bidder's sex, race, color, religion, or national origin.

A. If you intend to bid on this property, you will be required to provide a cashier's check or personal check in the amount of 10 percent of the purchase price as earnest money on the date of the auction. If you are the successful bidder you will be required to complete and sign a standard Real Estate Purchase Agreement.

B. If you are the highest bidder on any of this property, you will be required to deposit a check with the Closing Agent who will hold the money in escrow until the closing date. All documentation will be available for your review prior to commencement of the auction. All real estate sales must be closed and the total balance of the purchase price paid on or before 12/21/2023. After the auction sale you will be given an appointment date and time with the Closing Agent for a closing date to close the transaction.

II. Bidding Procedures

All bidding is open to the public. You need only to raise your hand and shout out your bid, or instruct any of the ring men to do so on your behalf. Anyone who wishes to bid must first register to obtain a bidder's card at the registration desk.

Retain your bidder number for the duration of the auction. You are responsible for your assigned number. The property is sold when the Auctioneer announces, "sold," identifies the winning bid number and the amount of the bid and the information is recorded by the Auctioneer or his designee. In case of a tie bid, bidding will be reopened between the two tied bidders. The high bid cannot be withdrawn once the Auctioneer determines it to be the winning sale bid.

III. Purchase Agreement, Marketability, Signing Area

At the time the auction is complete, the successful high bidder must sign a standard Real Estate Purchase Agreement to purchase this property for which it was the high bidder. An appointment date to close the transaction will be furnished to the Purchaser after the Purchase Agreement is signed. The transaction must be closed and the money paid on or before December 21, 2023, or the Purchaser will be in default and the earnest money paid herein will be forfeited to the Seller. The Pifer Group Inc, dba Pifer's Auction & Realty and the Seller assumes that the bidders have inspected the property and are satisfied with the conditions of such property and accept that property in an "as is," "where is" condition. The purchaser agrees to hold The Pifer Group, Inc. and its client harmless regarding any representation as to the status, zoning, condition and any other material representation regarding this property.

III. Purchase Agreement, Marketability, Signing Area (cont'd)

It is the Purchaser's responsibility to make needed repairs or improvements, if any to bring the property up to necessary state, local, and federal codes. The Pifer Group, Inc. and the seller obtained information from sources deemed reliable, but do not guarantee its accuracy. Due diligence of property and related information by buyer is strongly recommended.

IV. Forfeiture of Purchase Money Paid Pursuant to the Terms of the Purchase Agreement

Purchaser's failure to close the sale by the closing date due to insufficient funds, or for any other reason will result in the forfeiture of Purchaser's earnest money deposit.

V. Closing

At closing, Purchaser will be required to pay the difference between the purchase money deposit and the final selling price. Any fees and closing cost regarding determination of title will be paid by the Purchaser.

VI. Showing of Property

Showing of property will be held by appointment only. **WHETHER OR NOT YOU ACTUALLY INSPECT THE PROPERTY, YOU WILL BE BOUND TO ACCEPT THE PROPERTY "AS IS" AND WITH ALL FAULTS AND DEFECTS AND WITH NO EXPRESSED OR IMPLIED WARRANTY AS TO MARKETABILITY OR THE CONDITION THEREOF.** It will be your responsibility to make any needed repairs, improvements or compliance requirements to bring the property to applicable codes.

VII. Miscellaneous

Conduct of the auction and increments of bidding will be at the discretion of the Auctioneer. The determination by the Auctioneer as to all matters, including the high bidder and the amount of the high bid will be conclusive.

Announcements made by the Auctioneer, Kevin D. Pifer of Pifer's Auction & Realty, will take precedence over said printed matter. For complete prospectus and earnest money requirements contact Pifer's.

This auction bidder's information (including these terms and conditions and any picture or description of any property) is for your information and convenience only. Nothing contained in this information shall be binding on the Seller of the property or the Auctioneer, Pifer's Auction Company.

We encourage you to inspect any property you wish to bid on. The seller reserves the right to reject any and all bids.

This sale is managed by Pifer's Auction & Realty, Firm #12819, Kevin Pifer, SD #12782.



Parcel 1

Pifer's



Parcel 2

Pifer's
LAND AUCTIONS



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