

BLACK HILLS REAL ESTATE-CABIN/HOME AND PERSONAL PROPERTY AUCTION

LOCATION-ADDRESS 12047 ELK CREEK ROAD, DEADWOOD SD

SEPTEMBER 16TH 2017

TIME 9:30 A.M. START, 11:00 GUNS/VEHICLES, APPROX. 12:30-1:00 REAL ESTATE

LEGAL DESCRIPTION: MINERAL SURVEY 1035 THRU 1135; M.S. 1135 TRACT 1 EX TRACT 1A IN 17-004-04 ALL IN Lawrence COUNTY SD APPROX 17.25 ACRES

DIRECTIONS: FROM DEADWOOD TAKE HIGHWAY 385 SOUTH TO FISH N FRY TAKE BIG LEAD HILL ROAD TO ELK CREEK ROAD, TURN LEFT 1 MILE TO THE PROPERTY OR FROM NEMO ROAD TAKE ELK CREEK ROAD APPROX. 2.5 MILES TO THE PROPERTY.

REAL ESTATE-WILL SELL AT AUCTION AT 12:30-1:00 P.M.

ONSITE PUBLIC SHOWING DATES AUGUST 31ST FROM 3-6 P.M. AND SEPTEMBER 7TH FROM 3-6 P.M. WITH BROKERS ON SITE OR BY APPOINTMENT.

DON'T MISS THIS GREAT HOME/CABIN LOCATED ON 17.25 +/- ACRES LOCATED ON ELK CREEK ROAD SOUTH OF DEADWOOD SOUTH DAKOTA IN THE HEART OF THE BLACK HILLS. FEATURING APPROX. 1530 SF THIS HOME IS BUILT TO PERFECTION WITH OAK FLOORS-CABINetry, PLENTY OF LARGE WINDOWS FOR THE SUNSHINE AND VIEWING WILDLIFE. THE UPSTAIRS LOFT AREA FEATURES THE MASTER BEDROOM AND A CEDAR CLOSET WITH PLENTY OF BUILT IN STORAGE. THE OPEN FLOOR PLAN ON THE MAIN LEVEL FEATURES A FREESTANDING WOOD STOVE, OAK FLOORS, TONGUE AND GROOVE PINE WALLS AND CEILING. THE LARGE DECK IS GREAT FOR BBQ, SIGHTSEEING OR JUST ENJOYING THE OUT DOOR RELAXATION.

ALSO YOU WILL FIND A LARGE SHOP/GARAGE LARGE ENOUGH FOR 4 VEHICLES AND TOYS, A GARDEN AREA, PRIVATE WELL AND BEAUTIFUL NATURAL LANDSCAPING. THIS IS A MUST SEE PROPERTY LOCATED WITH GREAT ACCESS AND WITH CLOSE PROXIMITY TO DEADWOOD, THE SURROUNDING ATTRACTIONS, HUNTING, FISHING, SNOWMOBILING, SKIING, HIKING, BIKING AND AN ABUNDANCE OF WILD LIFE IS RIGHT OUT YOUR DOOR! THIS AREA HAS A RESIDENT ELK HERD ALONG WITH WHITETAIL-MULE DEER AND WILD TURKEYS.

TERMS AND CONDITIONS OF REAL ESTATE AUCTION: 15% IRREVOCABLE EARNEST MONEY PAID ON PURCHASE PRICE IMMEDIATELY FOLLOWING THE AUCTION. BALANCE DUE TO BE PAID IN CERTIFIED FUNDS ON OR BEFORE OCTOBER 18TH 2017. CLOSING WILL OCCUR THROUGH BLACK HILLS TITLE COMPANY, 1855 BALL PARK ROAD / P.O. BOX 909, STURGIS SD, 605 347-4402. BUYER AND SELLER TO SPLIT THE TITLE COMPANY COST OF CLOSING FEE AND TITLE POLICY FEE. SELLER TO PAY ALL 2016 AND PRIOR TAXES, 2017 TAXES WILL BE PRORATED TO DATE OF CLOSING BASED ON CURRENT TAX INFORMATION. PROPERTY WILL BE SOLD WITHOUT BUYERS CONTINGENCY OF ANY KIND, MAKE SURE YOUR FINANCIAL ARRANGEMENTS ARE IN ORDER BEFORE BIDDING. POSSESSION WILL BE ON CLOSING. ALL INFORMATION HAS BEEN ACQUIRED BY SOURCES DEEMED RELIABLE, HOWEVER

NEITHER THE AUCTIONEERS, ASSOCIATED PERSONAL OR THE SELLER MAKE ANY WARRANTY OR GUARANTEES EITHER EXPRESSED OR IMPLIED. PROPERTY IS SOLD STRICTLY "AS IS-WHERE IS". THE AUCTION COMPANY REPRESENTS THE SELLERS IN THIS TRANSACTION. ANNOUNCEMENTS MADE SALE DAY TAKE PRECEDENCE OVER ANY PRINTED MATERIAL OR PRIOR REPRESENTATIONS. NEITHER THE SELLERS NOR THE AUCTION CO. ARE RESPONSIBLE FOR PRINTING ERRORS. THE REAL ESTATE WILL SELL SUBJECT TO SELLER CONFIRMATION AUCTION DAY IN THE MANNER ACHIEVING THE HIGHEST RETURN TO THE SELLERS. THE SELLER DOES NOT WARRANTY OR GUARANTEE THAT EXISTING FENCES ARE ON THE TRUE BOUNDARY AND ANY NEW FENCING WILL BE THE RESPONSIBILITY OF THE PURCHASER PURSUANT TO SD STATUTES. THIS IS A CASH SALE. A TITLE INSURANCE POLICY WILL BE PROVIDED BY THE SELLER AND WILL BE AVAILABLE FOR BUYER INSPECTION BEFORE THE AUCTION. THE AUCTION COMPANY REPRESENTS THE SELLERS IN THIS TRANSACTION THIS IS A PUBLIC AUCTION. THIS PROPERTY IS AVAILABLE TO QUALIFIED PURCHASERS WITHOUT REGARD TO RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, NATIONAL ORIGIN, OR PHYSICAL HANDICAP. ALL PROPERTY WILL BE SOLD ON LEGAL DESCRIPTION ONLY, PERIMETER FENCING OR EXISTING FENCES MAY NOT BE ON THE PROPERTY LINE DUE TO TERRAIN OR OBSTACLES.

NOTE: BILL IS LEAVING THE AREA AND SELLING NEARLY ALL OF HIS PERSONAL PROPERTY AND REAL ESTATE. THIS IS A VERY CLEAN OFFERING.

VEHICLES-RV-ATV:

2005 DODGE RAM 1500 4X4 5.7 HEMI, AUTO, LOADED, GOOD TIRES, GOOD BODY, BED LINER, 93KMILES +/- ONE OWNER.

1979 DODGE MOTOR HOME, V8, AUTO, DUALS, AIR, ROOF AIR, COUCH, OVERHEAD, BATH, SHOWER, DON'T BE FOOLED BY THE AGE! ONLY 52,000 +/- MILES, HAS SOME HAIL DAMAGE BUT RUNS AND LOOKS GOOD!

POLARIS SPORTSMAN 500 4X4 ATV, REAR SEAT, LOW MILES -2100+/, GOOD TIRES.

POLARIS SPORTSMAN 335 4X4 ATV, REAR SEAT, LOW MILES -2340+/-, GOOD TIRES.

6' HARROW AND YARD TRAILER FOR ATV'S

ANTIQUES AND FURNITURE:

FULL SIZE BRASS BED W/BOX SPRING & MATTRESS; 2 DRAWER NIGHT STAND W/MARBLE TOP; BRASS LAMP W/MARBLE BASE; MARBLE TOP TABLE VERY ORNATE, 4 LEGS; 2 DRAWER SECRETARY DESK; 3 DRAWER MARBLE TOP HIGH BACK DRESSER W/MIRROR AND HIDDEN DRAWER, VERY ORNATE; 3 DOOR, 2 DRAWER BUFFET; CRANKING WALL TELEPHONE#1039274-L, APPEARS COMPLETE; HOOSIER CUPBOARD COMPLETE W/FLOUR SIFTER AND ROLL TOP; WOOD FRAMED MIRROR; WESTERN ELECTRIC UPRIGHT PHONE, BURLED MAPLE DINING TABLE; SINGER PORTABLE SEWING MACHINE #AB409511 WITH CASE AND COVER; BRASS TRUMPET; TOY COAST TO COAST DELIVERY TRUCK; PULL-N-RIDE TRUCK; VINTAGE MAIN STREET DEADWOOD PICTURE; PELOUZE SCALE; ANT. SPEARFISH CREAMERY THERMOMETER; ANT. COFFEE GRINDER, SOME DAMAGE; LARGE ANIMAL TRAP W/CHAIN & DRAG HOOK; ANTIQUE WALL CLOTHES DRYER; SONY BRAVIA FLAT SCREEN TV W/WALL MOUNT; LG FLAT SCREEN TV; BOSE RADIO SYSTEM WITH ADDITIONAL SPEAKERS & SUB-WOOFER; TROMM FRONT LOAD WASHING MACHINE; ASSORTED GLASSWARE, FOSTORIA AND BOWLS; ASSORTED KITCHEN UTENSILS; 8 FT OVER STUFFED LEATHER COUCH; MATCHING LEATHER OVER STUFFED CHAIR;

2 OAK END TABLES; BRASS FLOOR LAMP; 1981 LAWRENCE COUNTY HISTORY BOOK; 2 VOLUMES OF HISTORY OF SOUTH DAKOTA; SEVERAL CALANDERS FROM STORE IN DEADWOOD DATING BACK TO 50'S; SEVERAL SIGNS-SOME OLD; SEVERAL CROCKS; SINGER 66 TREDEL SEWING MACHINE;

GUNS: WILL SELL AT 11:00 A.M.

- 1. WINCHESTER MODEL 52**, INTERNATIONAL MATCH MAPLE AND WALNUT LEFT HAND THUMBHOLE STOCK WITH BUTT HOOK AND PALM REST AND SCOPED WITH A UNERTL 15X SCOPE. # 9301XX
- 2. WINCHESTER 101**, 12 GA. WITH A 32" FULL/IMPROVED MODIFIED, OVER/UNDER BARREL AND A 34" FULL CHOKE SINGLE TRAP BARREL. BARRELS AND SHOTGUN HAVE MATCHING SERIAL NUMBERS AND COME WITH A HARD CASE. #1208XX
- 3. BROWNING LIGHTNING SPORTING CLAYS**, 12 GA 28" PORTED BARRELS WITH EXTRA CHOKES AND A LOCKING, COMBINATION HARD CASE. # 186XX
- 4. RUGER NO. 1**, BENCH REST 220 SWIFT WITH A SHILEN HEAVY STAINLESS 241/2" BARREL, A CAN-JAR SET TRIGGER AND A SPRINGFIELD ARMORY 4X14 POWER SCOPE. # 132-923XX
- 5. BUSHMASTER AR MODEL XM15-E2S**, SEMI-AUTO 223-5.56 WITH A HEAVY FLUTED 20" THREADED BARREL, A SPRINGFIELD ARMORY 4X14 POWER SCOPE, GEISSELE HI-SPEED NATIONAL MATCH TRIGGER ADJUSTABLE TRIGGER, ONE 5 RD.MAG., ONE 20 RD MAG., AND THREE 30 RD. MAGS. # L4698XX
- 6. THOMPSON CONTENDER**, 17 HMR WITH A 23" THREADED HEAVY BARREL, A LEUPOLD VX-L 3X9 SCOPE AND CUSTOM THUMBHOLE RIGHT HAND STOCK AND FORE END. THE TRIGGER HAS BEEN LIGHTENED TO AROUND 11/2# PULL AND WORKS FLAWLESSLY. #S303XX
- 7. RUGER 10/22**, 22 SEMI-AUTO WITH A 16" TACTICAL SOLUTIONS THREADED FLUTED ALLOY BARREL WITH A NIKON PRO-STAFF 3X9 SCOPE, A VOLQUARTSEN TRIGGER, A GRAY LAMINATED "BARRACUDA" STOCK, TWO 10 RD. MAGS, A 40 RD. REVERSIBLE BANANA MAG AND AN EXTRA 19" SHILEN HEAVY BLUE BARREL. # 244-729XX
- 8. BROWNING BLR 30-06**, LEVER ACTION RIFLE WITH A LEUPOLD VXLL 4-12X 50 SCOPES, EXCELLENT CONDITION. #00657NZ3XX
- 9. THOMPSON CONTENDER**, 204 RUGER 23" THREADED HEAVY BARREL WITH A SPRINGFIELD ARMORY 4X14 SCOPE AND CUSTOM THUMBHOLE LEFT HAND CURLY MAPLE STOCK AND FORE END. THE TRIGGER HAS BEEN LIGHTENED TO 11/2# PULL AND WORKS FLAWLESSLY. #335XX
- 10. BROWNING BLR 243**, LEVER ACTION RIFLE WITH A SLING AND A BUSHNELL 4X BANNER SCOPE. #01691PN32XX
- 11. 1909 ARGENTINE MAUSER** 7.62 CALIBER MODEL O WITH A SCABBARD AND SHEATH AND A LEATHER SLING. ALL SERIAL NUMBERS MATCH EXCEPT FOR THE SCABBARD. #B41XX
- 12. COAST TO COAST MODEL 267** 12 GAUGE PUMP SHOTGUN MADE BY MOSSBURG. NO SERIAL NUMBER FOUND.
- 13. REMINGTON 32 CAL. RIMFIRE**, TAKEDOWN SINGLE SHOT RIFLE WITH AN OCTAGON BARREL. #1680XX
- 14. SMITH AND WESSON 686-5** 357 STAINLESS STEEL SIX SHOT REVOLVER WITH A TRIGGER JOB, TASCOS PRO POINT RED DOT SCOPE, WALNUT GRIPS AND SMITH AND WESSON FINGER GROOVE RUBBER GRIPS, #CEJ19XX
- 15. COLT TROOPER MARK III** STAINLESS STEEL 6 SHOT 4" REVOLVER WITH AN ADJUSTABLE REAR SIGHT, WALNUT GRIPS AND A SET OF AFTERMARKET RUBBER GRIPS AND ORIGINAL BOX, # Y73XX
- 16. SMITH AND WESSON MODEL 18-4** 6 SHOT 4" REVOLVER, BLUED FINISH, WALNUT TARGET GRIPS AND AN ADJUSTABLE REAR SIGHT, #32K00XX
- 17. COLT FRONTIER SINGLE SIX REVOLVER** WITH A LEATHER HUNTER HOLSTER. BLUED FINISH, #6053XX

- 18. LNIB SIGSAUER 226R TWO-TONE 9MM SEMI-AUTO PISTOL WITH THREE 15 RD. MAGS, A MAG LOADER, A GALCO LEATHER MAG HOLDER, A LEATHER AND PYTHON HOLSTER, A MOLDED GALCO PISTOL HOLSTER, A FACTORY INSTALLED ADJUSTABLE REAR SIGHT, DE-COCKING FEATURE, FACTORY SIG BLUE BOX. ALSO A 22 CONVERSION SLIDE AND MAGAZINE WITH AN ADJUSTABLE REAR SIGHT IN ORIGINAL SIG BOX, # UU6430XX**
- 19. WALTHER PPK 380 MADE IN W. GERMANY WITH AN ORIGINAL STAINLESS 7 ROUND FINGER GRIP MAG., AN AFTERMARKET FINGER GRIP MAG, TWO AFTERMARKET STD. MAGS. A GALCO LEATHER HOLSTER, A GALCO LEATHER SHOULDER HOLSTER WITH TWO MAG. HOLDERS, AND A MAG. LOADER, PACHMAYR GRIPS AND ORIGINAL GRIPS, #2163XX**
- 20. WALTHER PP 7.65 (32 AUTO) WITH ORIGINAL HOLSTER, THREE ORIGINAL 8 ROUND MAGS AND TWO AFTERMARKET MAGS AND AN EXTRA FIRING PIN, #9688XX**
- 21. BABY BROWNING .25 AUTO WITH ONE ORIGINAL 5 ROUND MAG, ONE AFTERMARKET MAG AND THE ORIGINAL BOX, ALL IN EXCELLENT CONDITION, #1996XX**
- 22. FN 5.7X28 SEMI-AUTO PISTOL WITH AN ADJUSTABLE REAR SIGHT, THREE 20 ROUND MAGS, ORIGINAL BOX AND PAPERWORK, CLEANING KIT AND TOOLS, AND A GALCO LEATHER HOLSTER, #3861792XX**
- 23. WALTHER P22 WITH TWO 10 ROUND MAGS, ADJUSTABLE FRONT AND REAR SIGHTS, ORIGINAL BOX, TOOLS AND PAPERWORK, THREADED BARREL AND A WALTHER LASER SIGHT. #N0059XX**
- 24. A 17 REMINGTON THREADED BARREL WITH A LEUPOLD VX-2 6X18 SCOPE FOR A THOMPSON CONTENDER.**

AMMO- RELOADING-OUTDOORS:

LRG GROUP RELOADING POWDER INCLUDING WESTERN, HODGDEN, IMR, ALIANT; LRG GROUP OF SMALL AND LARGE RIFLE & PISTOL PRIMERS; GROUP OF GUN CLEANING SUPPLIES, HEARING PROTECTION, HOLSTERS; LARGE GROUP RELOADING DYES; LRG GROUP OF BRASS; LRG GROUP BULLETS; RELOADING MANUALS; GUN MANUALS; LRG GROUP AMMO 223, 9MM, 243, 30-06, LRG GRP 22 AMMO, 357 MAGNUM, 38 SPECIAL, 32 AUTOMATIC, 17HMR, FISHING TACKLE-BOXES;

JIFFY GAS ICE AUGER; HAND ICE AUGER; ICE FISHING EQUIPMENT;

TOOLS AND EQUIPMENT:

LAND SCAPE TIMBERS; TRAILER HITCH RACK; HUSKAVARNA 2048 RIDING MOWER; POLY WATER TANKS; CEMENT MIXER; SEVERAL METAL FRAME ANT WINDOWS; LUMBER; POSTS-WIRE; ATV PLOW; LINCOLN WELDER; WELDING SUPPLIES; 2-COPPER BOILERS; HUSKAVARNA 372XP CHAIN SAW-2 BARS AND EXTRA CHAINS; NOMA 8HP SNOWBLOWER; HUSKAVARNA PUSH MOWER; RYOBI CHOP SAW; 3000 WATT GENERATOR; LARGE GROUP OF TOOLS-WRENCHES-SOCKETSETS-PLIERS-SAWS-HAMMERS-GRINDERS-SQUARES-CUTTERS-CLAMPS LEVELS TOOL BOXES & MORE; LARGE GROUP OF STICK TOOLS-RAKES-SHOVELS-BARS-SCRAPERS-AXES & MORE; LOG CHAINS; GROUP OF HARDWARE; POWER SAWS-GRINDERS; 2 WHEEL CARTS; APPLIANCE CART; SEVERAL GAS ENGINES; LUBES-OILS-PAINT ETC; PORTABLE LATHE; TABLE SAW DELTA; 4X6 SLATE WOOD STOVE BACKING; SEVERAL LADDERS; SEVERAL CAR GENERATORS; LARGE HOIST ON FRAME; PLUS MUCH MORE!!

PERSONAL PROPERTY TERMS & CONDITIONS: CASH OR GOOD CASHABLE CHECK, CREDIT CARDS-DEBT CARDS WILL BE ACCEPTED WITH 3% CREDIT CARD TRANSACTION FEE CHARGED BACK TO CARD USER. SALES TAX WILL BE COLLECTED. DRIVER'S LICENSE OR POSITIVE ID REQUIRED FOR BUYERS NUMBER.

ALL DESCRIPTIONS BELIEVED ACCURATE, ALTHOUGH NOT GUARANTEED. ALL PROPERTY IS SOLD "AS IS" WITHOUT WARRANTY OF ANY KIND. NO PROPERTY REMOVED WITHOUT PAYMENT IN FULL. MUST BE 21 TO PURCHASE FIREARMS AND AMMO. AUCTION COMPANY HAS THE RIGHT TO VERIFY BUYER'S CREDIT OR REQUEST A WIRE PAYMENT AND LETTER OF CREDIT APPROVAL ON MAJOR PURCHASES PRIOR TO PROPERTY LEAVING PREMISES. ANNOUNCEMENTS MADE AUCTION DAY WILL SUPERSEDE ANY ADVERTISEMENTS OF PREVIOUS REPRESENTATIONS. NOT RESPONSIBLE FOR ACCIDENTS OR THEFT, AUCTION COMPANY AND SELLERS NOT RESPONSIBLE FOR PRINTING ERRORS. PLEASE BE PREPARING TO REMOVE PURCHASES THE DAY OF THE AUCTION!

CALL BOB, MARK OR ELIZABETH FOR MORE INFORMATION ON THIS GREAT PROPERTY

LUNCH WILL BE AVAILABLE

VISA AND MC ACCEPTED

OWNER: BILL CARON

AUCTION CONDUCTED AND MANAGED BY:

Bertolotto Real Estate & Auction Inc.

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