BRUCE R. BROCK REAL ESTATE, L.L.C. & BROCK AUCTION CO., INC. & DAN CLARK AUCTION SALES Present

Rosebud Township, Mellette County, SD
80 Acres M/L of Good Grass/Hay Ground
(Great Pheasant Hunting Potential)

PUBLIC AUCTION

Monday, August 18th, 2014 @ 11:00 a.m.
Sale Site: Wild West Steak House - 865 W. 2nd Street - Winner, SD

LOCATION: From Wood, SD go 6 miles East on Hwy. 44 then 3 1/2 miles North on Gravel Road US 53.

LEGAL DESCRIPTION: N 1/2 of the SW 1/4, Section 12, Twsp 41 N, Range 26 West, Mellette County, SD.

GENERAL DESCRIPTION: In the offering is a nice 80 Acre tract of land that is located in Mellette County in the heart of the famous South Dakota Pheasant Country. There is great access and belly deep grass that offer lots of options. Whether it is upland game hunting, grazing, haying or any combination of these, you can make the call as to what trips your trigger. One of the nicest things also is, in this age of uncertainty & all the talk about inflation, here is a great hard asset that will probably inflate & protect you well into the future as a hedge as well as any asset will. It is always nice to have some flexibility in your investment.

(Pheasant Hunters) If you have always wanted to have your own private hunting spot & are tired of not getting permission to hunt or finding out that someone has leased the rights to all the good land, you can now control your own hunting rights. Just imagine the comfort of knowing that from now on your hunting future & that of generations to come are safe & secure. Good luck to all! Bruce & Dan

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The Auctioneer/Broker is representing the seller's interest in the transaction.

TERMS: CASH **NOT RESPONSIBLE FOR ACCIDENTS** **CLERK: BACI**

MWCG L.L.C. - Owner (Marcene R. Bunge, Manager)

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Broker
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Dan Clark Auction Sales
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Winner, SD 57580
(605) 842-1150 Office
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