

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



A True Old West Legend

Beautiful 720+ Acre Alpine Ranch (11 Tracts)
Bordering Historic Deadwood, South Dakota

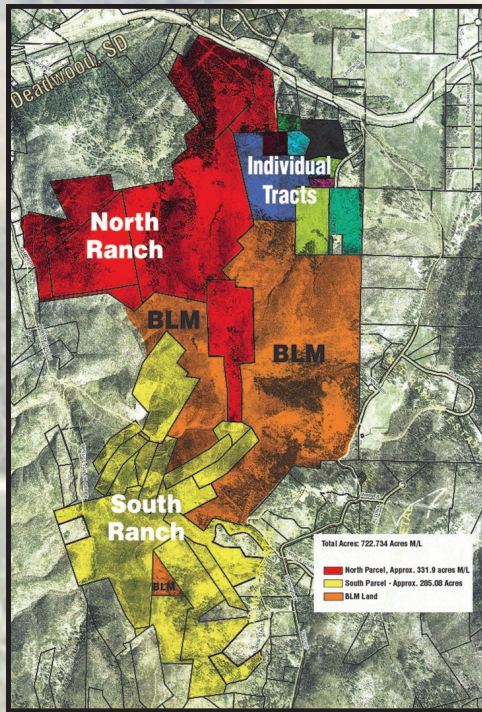
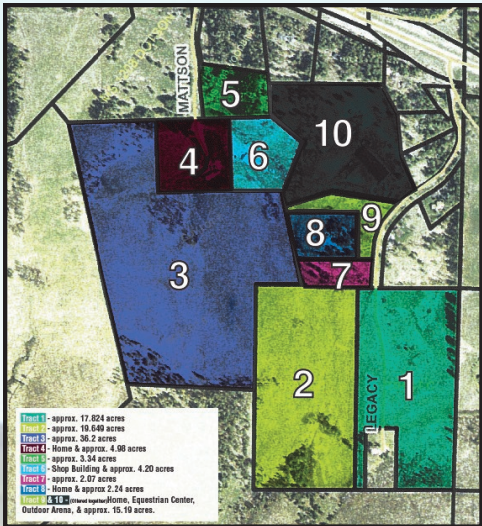
Deep in the Heart of the Beautiful Black Hills of South Dakota



MATTSON RANCHES
PUBLIC AUCTION

Saturday, August 17th, 2013 @ 10:00 a.m.
Sale Held at the First Gold Hotel - Deadwood, SD

Tract 1 – 17.8+ Acres
Tract 2 – 19.6+ Acres
Tract 3 – 32.2+ Acres
Tract 4 (Sells Absolute) – includes a lovely 2 story, 3 bedroom home w/ a walk out basement & 2 car attached garage, wood siding, stone fireplace, 2 bedrooms & full bath on Main, large kitchen w/center island, open dining & living room w/gas fireplace & two sided wrap-around deck; There is a finished one bedroom apartment upstairs w/kitchenette & full bath. The basement is a walk out w/finished living room w/wood stove, sauna & laundry room & full bath. If all that isn't enough there is a great older barn also on this 4.9+ acre tract. **Don't forget tract 4 sells absolute!!!**
Tract 5 – 3.3+ Acres
Tract 6 – Includes an outstanding 50' x 100' cemented Morton Shop Building. This building is set up for just about anyone. It has a finished office, enclosed storage area & oil room, water, bathroom, radiant heat & large stove & 2 large overhead doors. This will make a great storage facility or work area on 4.2 approx. acres.
Tract 7 – 2+ Acres
Tract 8 – Included in this tract is a very lovely 3 bedroom ranch style home with a walk out basement. It features a beautiful open concept, vaulted ceiling, awesome kitchen, dining & living room on the main floor, with a stone gas fireplace. There is a large master bedroom, full bath also on the main floor. The walk out basement includes a finished family room, 2 bedrooms, full bath, kitchen & dining area. The home has propane heat & central air & a 2 car attached garage. All this and the home has cement board siding, green metal roof, & a very cozy front porch to enjoy quiet times on. This lovely home sits on 2.2+ acres with beautiful mature trees.
Tracts 9 & 10 are offered as one tract and they include a beautiful 3 bedroom, split log sided, ranch style home. There is a double sided fireplace that warms even more the vaulted ceiling, open concept between the kitchen, dining & living room. The master bedroom has a full master bath & Jacuzzi tub + there is on demand hot water throughout. There is also a propane forced air heat & central air & the home is very efficient to heat & cool. Added to this home is truly a dream come true for horseman with a 80' x 224' indoor arena w/new sand & new roof just 3 years ago, it includes stalls, 14' sidewalls & a 12' x 96' lean. If riding & roping isn't your thing, there is a ton of storage room as well.
Couple the home & arena with a very cool 150' x 250' outdoor arena & 2 outdoor automatic waters, a round pen, a couple extra outbuildings & you have every cowboy & cowgirls dream!!
All of these two tracts sit on 15.1+ acres with some of the most beautiful vistas in the Black Hills. You won't want to miss this one!!
The North & South Ranches - (North Ranch Sells Absolute) - The North and South Ranches are very unique & offer something of real substance that can be found nowhere else. Both are made up in part of, historic placer mining claims with names like Deadwood, Thor, Sawdust, Split Tail, Matilda, El Salado Lode, Champion Lode, Diamond Lode & a lot more colorful names to connect your property to the rich mining history of Deadwood. The North Ranch is a beautiful 331.9 acre tract that has a **World of Development Potential and 30+ acres along the highway Zoned Commercial**. Up through beautiful meadows and pine and Aspen forests all the way up to the mountain tops overlooking Deadwood, including some in the city limits itself. Another important factor is the stock dams for water and good grass for grazing. This property also includes approx. 261 acres of BLM lease. The views are truly spectacular.
The South ranch is not only beautiful but it is an outdoorsman/investor/developer's dream property. It has ponds with trout, a resident elk and deer population and it adjoins Brighter Day Subdivision which includes 2 choice lots in that Subdivision with strong values. It also contains 6 lots that have been submitted to Lawrence County in a Preliminary Layout Plan. This Ranch also includes approx. 93 acres of BLM Leases. Both parcels offer absolutely spectacular scenery and wildlife and overlook the Black Hills like no other place. What a great opportunity to own pristine property some only dream of.
* Auctioneer/Brokers are representing the sellers' interest only in the transaction.
*** BUYER BROKER PARTICIPATION OFFERED.**



Order of Sale

The first two tracts will **SELL ABSOLUTE!!**

1. Tract 4 - Selling Absolute as one unit
2. North Ranch Selling Absolute by the acre (331.9 Acres)

The following tracts will sell subject only to owners approval

3. Tract 8 offered as one unit
4. Tract 9 & 10 offered as one tract
5. Tract 7 offered as one unit
6. An option between Tract 1, Tract 2 or Tract 3 or the high bidder may take any combination of the 3 tracts or all 3. In the event only 1 or 2 tracts are taken the remaining unsold tracts will then be offered. In the event the high bidder takes all 3 tracts the first time, the sale of those 3 properties is over. (These tracts will be offered by the acre).
7. Tract 5 offered as one unit
8. Tract 6 offered as one unit
9. South Ranch sold by the acre (285 acres)

RANCH OPEN HOUSES:

Sat., July 27th & Sun., July 28th
Sat., Aug 10th & Sun., Aug 11th
10:00 a.m. - 4:00 p.m.

To set up an appointment, please call Bruce:
877-653-4016 or 605-593-1099
OR Adam: 605-490-1701

UPCOMING
MACHINERY AUCTION
Sunday, Sept. 8th, 2013
at 11:00 am

Machinery, Ranch Equipment,
Tools, Household Items
1 mile East of Deadwood, SD
M&S Const. & Mattson Family

For Video, Flyer, Terms & More Information See:
WWW.BROCKAUCTION.COM
DVD's Available Upon Request

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

Mattson Inc. & Jon & Barbara Mattson Family - Owners

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Nebraska & South Dakota

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