

BDF LLC - Estate of Gordon "Mac" Hull
2,477.54± CHOICE HIGHLY-DIVERSIFIED & WELL-LOCATED ACRES
IN CENTRAL MEADE COUNTY, SD ALONG THE BELLE FOURCHE RIVER
LOCATED 19 MILES NORTH OF NEW UNDERWOOD, SOUTH DAKOTA
ON EACH SIDE OF PAVED NEW UNDERWOOD ROAD

ABSOLUTE RANCHLAND REAL ESTATE AUCTION

~ LIVE AUCTION ONLY ~

**OFFERED & SOLD IN (5) TRACTS OF 192.40± ACRES, TO 712.40± ACRES,
& A LARGER UNIT OF 1,070.54± ACRES (Not Offered in Its Entirety)**

MONDAY, NOVEMBER 28, 2022 AT 1:00 P.M. MST

OWNER: BDF LLC, Estate of Gordon "Mac" Hull

Mary Hull, Personal Representative - Columbus, NE

AUCTIONEERS/BROKERS

Martin Jurisch, CAI, GPPA, #4300

Brokers Represents Seller

605-348-5261

P.O. Box 1867, Rapid City, SD 57709

Professional Real Estate Auctioneers & Brokers



LOCAL KNOWLEDGE - GLOBAL MARKETING



Land Brokers

(605) 484-1353

**FARM ~ RANCH ~ RECREATIONAL
PROPERTIES**



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ON EACH SIDE OF PAVED NEW UNDERWOOD ROAD**

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TRACT 1 – 638.14± ACRES

Headquarters Tract. Improvements include: 2000 model year 28 x 80 Patriot double wide MOH with a breezeway connected to a 40 x 64 pole barn with concrete floor and 14' sidewalls built in 2000, an 1,128 sq. ft. main level stick-built home built in 1951 with a 936 sq. ft. basement with all remodeled and updated in 1999, a 34 x 60 Quonset with overhead door and built in 1963, (2) shallow wells, an approx. 55 acre pasture with a 10' high woven wire buffalo-tight fence.

The remainder of this very desirable tract consists of picturesque draws and ravines feeding into "Dry Creek" where, in the early 2000's, a very large (nearly 10 acre!) recreational stock dam was built and stocked with a variety of fish and with this dam somewhat thereafter becoming the centerpiece to this choice parcel and added to the wildlife attraction.

Additionally, there is another spring-fed dam located on the westerly side. The SE quarter of Section 23 contains approx. 85 acres of Class 3 soils with a P.I. (productivity index) of 97! Along with Tracts 2 and 3 herein, this tract has been used and leased out as recreational hunting (primarily white-tailed deer) and fishing since 2011, and frankly, the previous owner used it in essentially the same manner since the year 2000.

This great parcel is a sportsman's dream property and is teeming with game indeed! Please take note, this unmatched property has it all and truly possesses the undeniable potential to be the perfect "gentleman's property" for either the horseman, small-operation cowman, or big game and fisherman sports enthusiast. The basics are there to make your dream come true as the attributes to this unit are many!

TRACT 2 – 240± ACRES

Access to this tract would be directly off 209th Place along the northern edge. Features include a very large and picturesque draw feeding southward. The approx. 79 acre tillable portion near the county road contains Class 3 and 4 soils with a P.I. of 53.7. This nearly half section parcel could easily become its own small ranchette unit with electricity and Golden West high speed internet along the county road, or would add to any neighbor's existing operation, and lastly, would certainly fit well with Tract 1. A very affordably sized parcel with a myriad of recreational possibilities.

TRACT 3 – 192.40± ACRES

Boasting very nearly one-half mile of Belle Fourche River frontage as well as scattered mature cottonwood trees throughout, this is one of the most game-productive units in the entire area! Obviously, it would fit best as an add-on to either Tract 1, or Tract 2, or would fit several of the neighbors. Legal access via the section line would be possible, however the result would be passing through some very "rough" ground which makes absentee ownership tenuous, so we urge you to carefully study any maps available before you decide to purchase.

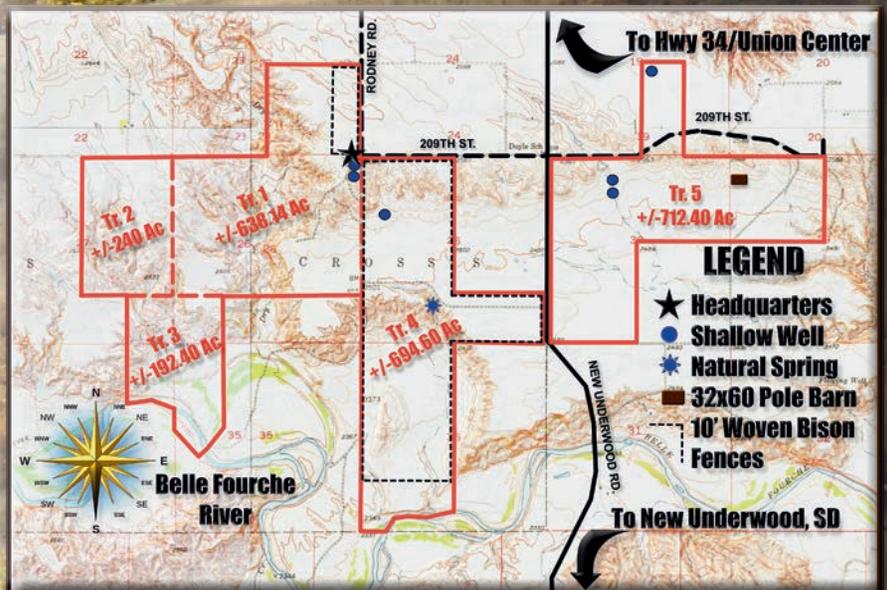
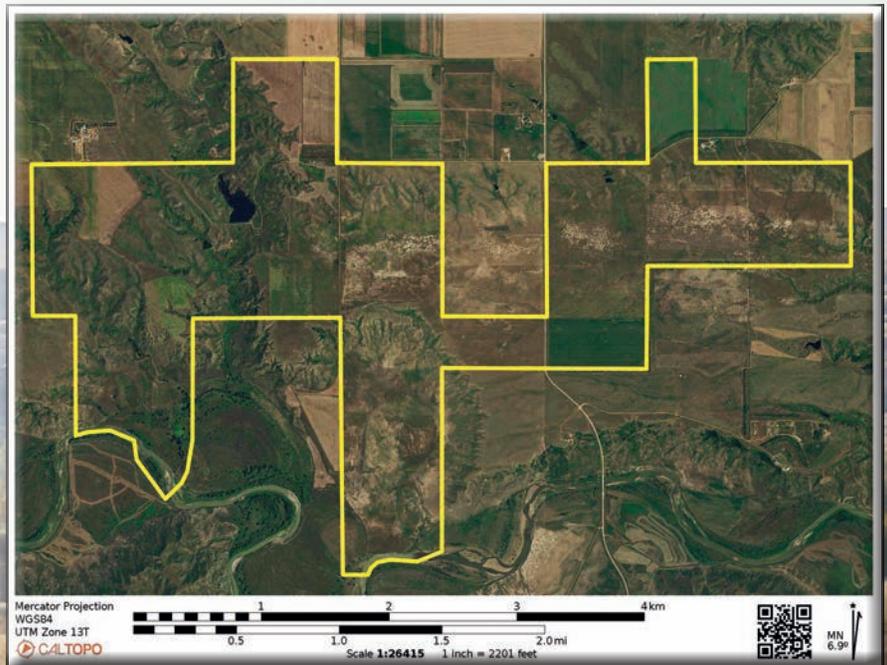
UNIT 1: 1,070.54± Acres and consists of Tracts 1, 2 and 3 above. This is truly the "gem" of the entire ranch offering. As noted, this would make a terrific and diversified, as well as a very picturesque smaller ranch unit for anyone, or would fit well with anyone's existing operation.

TRACT 4 – 694.60± ACRES

Known locally as “the buffalo pasture”, this unit is highly diverse in terrain and scenery and is 95% fenced with 10' high woven wire on all but 80 acres of it which has an 8' tall woven wire perimeter. Further, this unit contains approx. 40–50 acres on the south end that is not buffalo-fenced into the pasture, however it boasts approx. one-half mile of Belle Fourche River frontage offering recreational possibilities there as well. Incidentally, there is nearly always a small herd of antelope in the pasture as well as oftentimes white-tailed deer. *Frankly, more than once has a stranger poached a nice deer off this unit near the river, so game is abundant even considering the high fence. Total investment in this fence was over \$275,000 when professionally installed in late 2011.

This unit has one very dependable shallow well with a windmill and concrete tank, and a Corbett drinker with water supplied by the well located across the section line near the Quonset located on Tract 1. This Corbett drinker has been the primary water source for the bison for the past 2 years due to the windmill on the normally-dependable shallow well needing to be replaced. With that in mind, and knowing the property as he does, for the buyer of this tract, Martin Jurisch will ensure that there is a well agreement in place to allow for the same water source on Tract 1 to continue to operate as is until the spring of 2024 thus allowing the new buyer to either repair/replace the windmill, or to run electricity down to the well from the headquarters on Tract 1 to effectively use the well.

In addition, there is a natural spring about midway into this unit that had previously been developed, but needs to be updated before it is up and functioning again as a water source. Lastly, there are approx. 200 acres of this unit that have active prairie dogs on them that need to be eradicated, and if that were to happen, this would be a very nice grazing unit thereafter offering natural protection thereon. The buffalo corrals will be sold separately after the land auction, and will not be included in the sale.



LIVE AUCTION ONLY

TRACT 5 – 712.40± ACRES

Adjoining paved New Underwood Road for one full mile, this tract will be offered and sold in one stand-alone unit only. This contiguous unit has (3) shallow livestock wells with electricity supplied to two of these, and with one being solar-powered. Each of these wells possess their own short pipelines extending to hydrants and water tanks. Typically full (though not at this time) there is a livestock dam and a dugout on the eastern side of Section 29 allowing for additional livestock and game watering. In addition, there is a modern 32 x 60 pole barn built in 2007 located on the NW quarter of Section 29. Further, just beyond that to the west, are two Quonset-type animal shelters and several windbreaks. The 80 acre parcels lying north of 209th St. consists of Class 4 soils and produces quality hay that is ideal for horses, as well as bovine. There are several 13 year old tree plots planted on this unit with one edging a historically productive 80 acre parcel located on the south end of Section 30 along the roadway. Interested buyers, please note that an adjoining neighbor has a Right of First Refusal on this unit, and also there are pipeline easements thereon allowing for a vast water distribution network from a deep well (owned by Well Spent Bucks, LLC) located along 209th St. with said deep well water Not being available whatsoever to this unit from that source. Lastly, the white-tailed deer seem to thrive in the one-and-one-half mile of treed shelterbelts located along the southern edge of this unit. Undoubtedly, the mule deer frequent the east side as well.

INSPECTION DATES

For Tracts 4 and 5, inspections dates shall be: Monday, November 14 and Monday, November 21 from 11:00 A.M. until 2:00 P.M. and **Wednesday, November 23rd from 12:00 NOON until 2:00 P.M. for UNIT 1 only.**

PLEASE NOTE: Due to the game hunting lease currently in effect on Unit 1, added with the fact that basically November 27 is the close of West River prairie deer, this day is going to be the **ONLY (No Exceptions)** inspection date and time for Unit 1, and, once again, the inspection time for Unit 1 will be from 12:00 NOON until 2:00 P.M.

A pickup or side-by-side is acceptable as you will be guided by Martin Jurisch and you will traverse this unit on the existing two-track trail **ONLY** (no deviation from the two-track trail shall be allowed).

There will be no changes or exceptions allowed from this plan whatsoever. We do not want to interrupt the deer movement, and we wish to respect the rights of Mac's long-time hunting lessee on the hunting portion of this ranch. ****This inspection schedule *Will Not* be deviated from, so please don't ask.**

If you want to look at this choice unit, be here on the 23rd! **Absolutely NO UNGUIDED TOURS.** Guided and specific scheduled inspection times only. We will do our best to answer any and all questions that you may have.



AUCTIONEER'S NOTE: As many in the area know, Martin Jurisch was very close friends with and additionally a business partner with Mac Hull in the bison endeavor and other management decisions concerning these lands that they operated. Further, and from the onset, he managed and was a part owner in the buffalo operation that happened to be Mac's life-long dream, all in addition to initially having sold several properties owned by Mac previous to the BDF operation now being sold. As a side note, nearly all are unaware, however, that the acronym of "BDF" in BDF LLC that Mac came up with, was an abbreviated version of the description of his dream "buffalo-deer-fish". This is just a very small example of his intelligence. Further, Mac and his wife, Mary, very successfully owned and operated Tasty Toppings in Columbus, NE which is best known locally within the entire Midwest as "Dorothy Lynch" salad dressing that Mac first purchased in 1963 and continued to own and operate until his death along with his wife, Mary and her help in his final years. We believe that this is highly desirable and well-located agriculture land and further offers "choice country living" to all given its superior location that is ideally located along a paved thoroughway and within 35 or so minutes driving time to Rapid City and the Black Hills environs. Make plans to inspect on inspection days and be prepared to be in New Underwood at the Community Center on Nov. 28th as this closely-held property will sell to the highest bidder(s) auction day regardless of price.





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PAID
Eugene, Oregon
Permit No. 17

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This is a no reserve land auction consisting of 2,477.54± choice ranchland acres which boasts much diversity, is extremely well-located along a major paved road, and will be offered in five individual tracts to allow anyone to purchase all, or a portion thereof on the day of auction.

AUCTION LOCATION: New Underwood Community Center, New Underwood, South Dakota.

PROPERTY LOCATION: I-90 Exit 78 at New Underwood, South Dakota, travel north 19 miles on paved New Underwood Road. Property lies on both sides of the highway. Signs posted and brochures onsite.



TERMS & CONDITIONS: Absolute auction, property selling day of auction with no minimum, no reserve. Offered in (5) individual tracts as outlined herein, (1) individual unit (Tracts 1, 2 and 3), however, it will not be offered as a single unit, and will sell in the manner realizing the greater return. 15% nonrefundable earnest money day of auction with the balance due in cash or certified funds upon closing. Closing to take place on or before January 9, 2023. Possession shall not be until the buyer(s) close on the transaction. No exceptions. Taxes, based on the 2022 tax levy, shall be prorated to the day of closing. Property sold by legal description. Information given based upon Meade County records and FSA maps. Soil information is provided by Surety Agri-Data. If sold in tracts, no survey shall be performed. Many of the auction tract corners are approximately marked and should not be confused with an actual land survey. Visual auction maps have been prepared for marketing purposes only, are approximate only and buyers should rely upon their own judgment and inspection of the subject property. Property sells without Buyer contingency of any kind, please have your financial arrangements secured prior to bidding. Title insurance will be provided. A commitment for title insurance showing marketable title will be made available for your inspection at the auction and online. Costs of title insurance and the closing agent fee shall be split equally between the Seller and Buyer. Property will be transferred by Warranty Deed subject to easements, assessments, and reservations of record. The Auctioneers/Brokers are representing the Seller's interests in this transaction. The property will be sold in "As Is" condition without any warranties, either expressed or implied, as to the nature, condition, or description of any improvements and property herein, please inspect to the extent deemed necessary and rely on your own judgment when bidding. All information was derived from sources deemed reliable; however, neither Seller nor Auctioneers/Brokers are making any guaranties or warranties, actual or implied. Any announcements made day of auction supersede any and all previously printed material and any other oral statements made.