

Lawrence County

**193.82 ACRES
BLACK HILLS LAND**

ONLINE AUCTION

Camp is located at
22251 N. Rochford Road, Lead SD



Monday, October 5th at 11 AM MT



BRADEEN
REAL ESTATE & AUCTIONS
605-673-2629

WIEMAN
LAND & AUCTION

PO BOX 148
44628 SD HWY 44, MARION SD
PHONE: 800-251-3111

WEB: WIEMANAUCTION.COM

"WE SELL THE EARTH AND EVERYTHING ON IT!"

PIONEER CAMP & LODGE
193.82 ACRES IN THE BEAUTIFUL BLACK HILLS

As the Presbytery of South Dakota has decided to concentrate their efforts and resources to their Camp Rimrock property, we are pleased to offer this once in a lifetime opportunity to acquire their majestic Black Hills "Pioneer Camp" retreat and lodge at auction on:

MONDAY OCTOBER 5TH
RE closes at 11:00 AM (Mountain Time)
with online bidding at www.wiemanbid2buy.com
Personal Property sold with online bidding start at 1:00 PM

LOCATION: 22251 N. Rochford Road Lead, SD – From Rochford, SD go 4 miles north to the property; or from Lead, SD go 4 miles south on US-85 then turn onto N. Rochford Rd and go south approx. 11 miles.

Pioneer Camp is comprised of 193.82 acres of breathtaking Black Hills property at its finest! Located off the paved N. Rochford Road, this property is afforded excellent access. The beautiful camp lodge was built in 2014 and boasts over 4,400 sq. ft. of living area, along with a 30' x 40' Cleary machine shed for additional storage. This property has so many things to offer with a large secluded setting, abundant wildlife, the north fork of Rapid Creek, access to the Mickelson Trail, and remnants of the Montana Mill (SD Historic Site noted along the Mickelson Trail). The Presbytery of SD has owned this property since the 1960s, truly making this a once in a lifetime opportunity to acquire a unique property of this caliber in the Black Hills. Once you take a personal tour of this property, you will be hooked! The property is currently exempt so there is no assessed value or RE taxes on the property. Lawrence County will assess the property once the property is transferred to a new buyer. Located in the Lead-Deadwood School District 40-1.

LEGAL: M.S. 1697 ETNA #1 ETAL in Section 3, Township 2, Range 3, Lawrence County, SD.

TERMS: Cash Sale with a 15% nonrefundable down payment within 24 hours of the completion of the auction and the balance due on or before December 4, 2020. A Warranty Deed will be provided, with title insurance being utilized with the cost split 50/50 between the buyer and the seller. Full possession granted upon final settlement. No real estate taxes will be prorated as the property is currently exempt. Three small cabins along driveway not included, will be moved to Camp Rimrock. Subject to the transfer of the forest road special use permit from the US Forestry Service. Currently zoned Park Forest (PF). Buyer is responsible to comply with local zoning laws in Lawrence County. Acceptance of the final bid will be subject to approval by the Presbytery of SD membership meeting scheduled at 4:00 PM on the day of the auction. Wieman Land & Auction Co., Inc. and Bradeen Real Estate & Auctions are representing the seller in this transaction. Buyer Broker Participation is welcome! Call Ryan Wieman 605-366-3369 or Jeff Storm 605-673-1518 for details.

OPEN HOUSES: Saturday September 12th 1:00 to 5:00; Monday September 21st 3:00 to 6:00; Monday September 28th 3:00 – 6:00 & Sunday October 4th 1:00 to 5:00 or call Auctioneers to setup a private showing.

CAT LOADER BACKHOE – DUMP TRUCKS – TOOLS – LOG BEDS – MISC

Caterpillar 426C IT Loader/Backhoe, 4800 hrs, All wheel steer, extend-a-hoe, hyd. thumb, 4 in 1 bucket quick tach bucket, runs good; Heavy Duty Rock and Root grapple bucket for Cat Loader; 1972 Chevy C60 Dump Truck, Tandem Axle, 4 speed; 1966 GMC 4000 Dump Truck, single axle, 4&2 speed; Farmall M, gas, NF, aftermarket 3pt, good paint, nice; NH 3pt sickle mower, 7' bar; JD 5' pull type gyro mower; JD 3pt blade; Asst tools; asst. gas cans; 2 used culverts; asst lumber; road drag; 300 gallon water tank; Approx. 10 Log Style Bunk Beds; Console piano; asst folding tables and chairs; other items to be found!

NOTE: Auction to be held on the property. Parking will be along trails on the property, bring a pickup or SUV if possible. UTVs and ATVs are welcome to explore the property! Online bidding will be available at www.wiemanbid2buy.com If you can't attend or do not feel comfortable bidding on line, please make arrangements with the auctioneers before the auction for other accommodations. Auction staff will be available at open houses and on sale day. Personal property auction to start at 1:00 PM. Plan accordingly.

PRESBYTERY OF SOUTH DAKOTA – OWNER

Wieman Land & Auction Co., Inc.
Marion, SD 1-800-251-3111
Auctioneers & RE Brokers
www.wiemanauction.com

Bradeen Real Estate & Auctions
Custer, SD 1-605-673-2629
Auctioneers & RE Brokers
www.bradeenauction.com

PROPERTY INFORMATION

- ALL THE PERSONAL PROPERTY IN AND AROUND THE LODGE AND STORAGE BUILDING WILL BE SOLD SEPARATELY ON WWW.WIEMANBID2BUY.COM
- 300' WELL (DUG IN 2012) (12 GPM) IS LOCATED ON THE SOUTH END OF THE LODGE
- SEPTIC TANK IS LOCATED ON THE SOUTH SIDE OF THE FRONT ENTRY OF THE LODGE WITH THE DRAIN TILE RUNNING TO THE SOUTH ON THE EAST SIDE OF THE TRAIL
- REMNANTS OF THE MONTANA MILL IN THE SOUTHWEST CORNER OF THE PROPERTY ALONG WITH ACCESS TO THE MICKELSON TRAIL. THERE ARE ABANDONED GOLD MINES ON THE PROPERTY. TO THE SELLERS KNOWLEDGE, THE ENTRANCES TO THE MINES HAVE BEEN COVERED AND SEALED OFF. SELLER BELIEVES TO HAVE 50% OF THE MINERAL RIGHTS. A TITLE SEARCH IS BEING DONE AND WILL BE AVAILBALE TO EVERYONE BEFORE SALE DAY TO CONFIRM. SELLER WILL TRANSFER ALL RIGHTS THEY HAVE IN THE PROPERTY TO THE NEW BUYER.
- ACCESS TO THE PROPERTY OFF ROCHFORD RD. IS ON US FOREST SERVICE LAND UP TO THE FENCE LINE GATE. BUYER WILL NEED TO MAKE APPLICATION FOR TRANSFER OF THE FOREST ROAD SPECIAL USE PERMIT PRIOR TO CLOSING. AUCTIONEERS AND SELLER WILL ASSIST IN THAT TRANSFER PROCESS.
- PROPERTY IS CURRENTLY ZONED PARK-FOREST (PF). BUYER IS RESPONSIBLE TO COMPLY WITH LOCAL ZONING LAWS IN LAWRENCE COUNTY.
- 3 CABINS LOCATED ALONG THE MAIN DRIVEWAY ARE NOT INCLUDED AND WILL BE MOVED TO CAMP RIMROCK. SELLER RESERVES THE RIGHT UNTIL JULY 1, 2021 TO MOVE THE CABINS.
- **PIONEER LODGE INFO:**
 - YEAR BUILT: 2014
 - SQ FT: 4,424
 - HEATING/COOLING: 2 ELECTRIC FURNACES W/HEAT PUMPS
 - BEDROOMS: 10 (ALL THE BEDS AND FURNISHINGS WILL BE SOLD SEPARATELY)
 - BATHROOMS: 2 (MENS & WOMENS W/2 SHOWERS IN EACH)
 - KITCHEN: REFRIGERATOR, OVEN, AND DISHWASHER TO STAY (GAS RANGE WAS MOVED TO RIMROCK)
 - BASEMENT: PARTIAL 1052 SQ FT; CRAWLSPACE UNDER THE REMAINDER
- **CLEARY POLE SHED:**
 - YEAR BUILT: 2014
 - SQ FT: 1200 (30'x40')



34T3N R3E

WOLFF LN

8

9

5

4

BIG BEAR LN

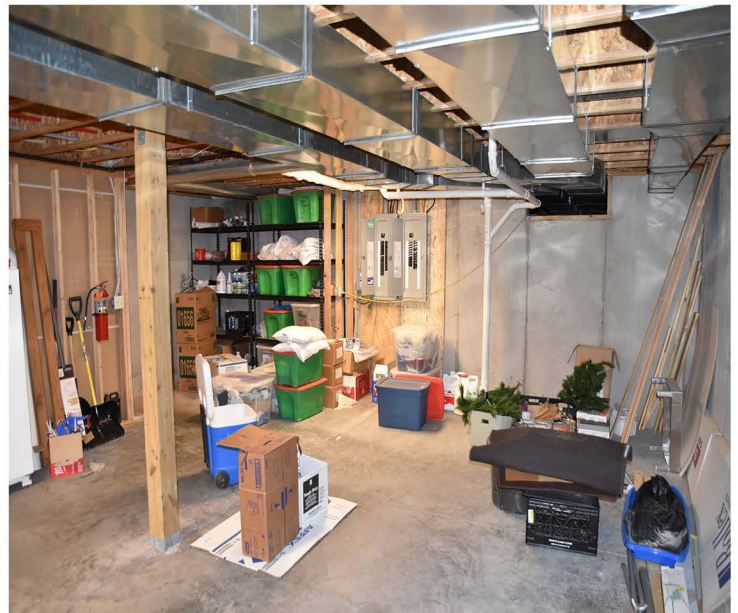
N ROCHE LN

10

BURLESON LN

3T2N R3E



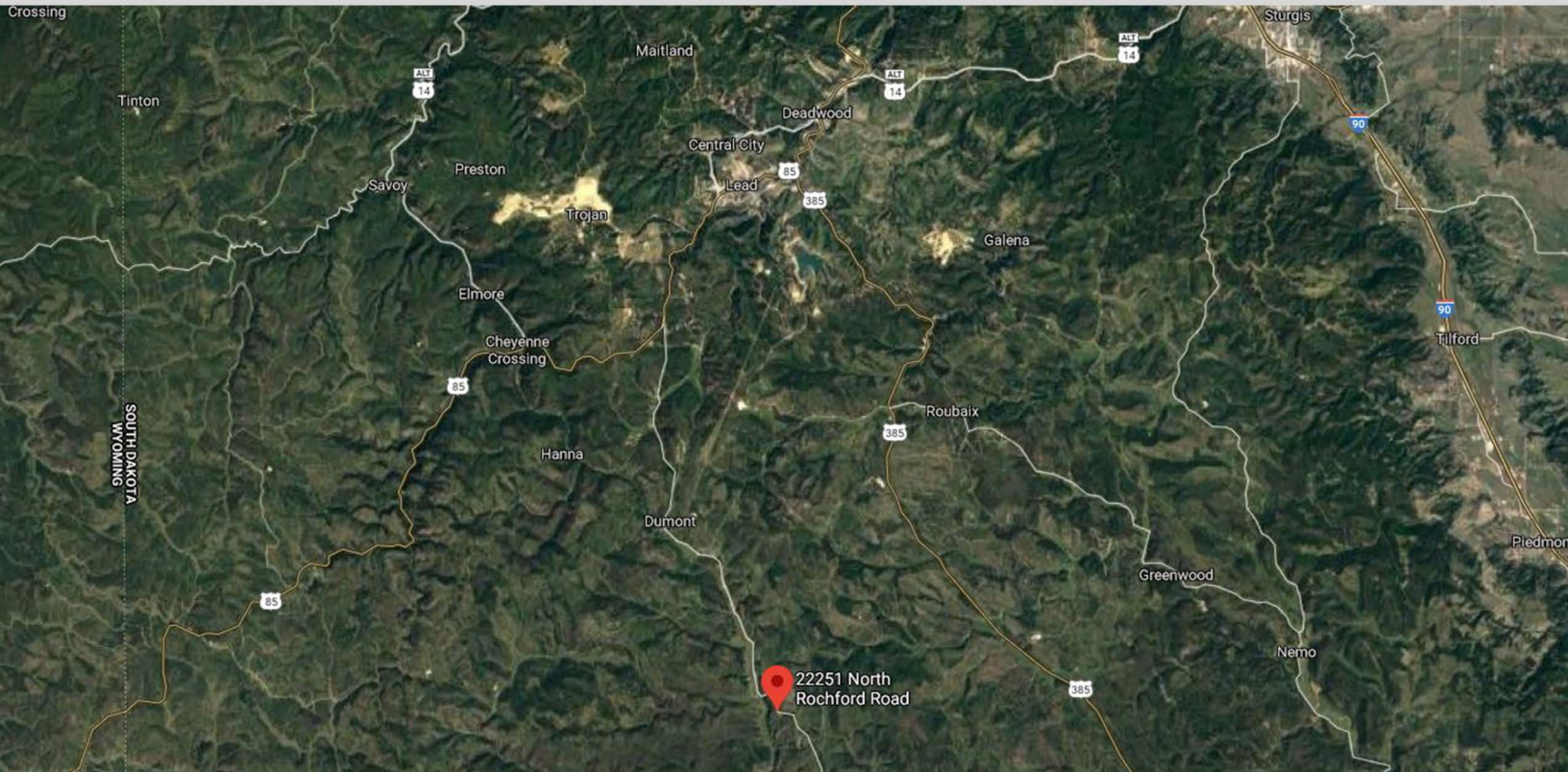




Lawrence County

193.82 ACRES BLACK HILLS LAND ONLINE AUCTION

Camp is located at
22251 N. Rochford Road, Lead SD



Cash Sale with a 15% nonrefundable down payment within 24 hours of the completion of the auction and the balance due on or before December 4, 2020. A Warranty Deed will be provided, with title insurance being utilized with the cost split 50/50 between the buyer and the seller. Full possession granted upon final settlement. No real estate taxes will be prorated as the property is currently exempt. Three small cabins along driveway not included, will be moved to Camp Rimrock. Subject to the transfer of the forest road special use permit from the US Forestry Service. Currently zoned Park Forest (PF). Buyer is responsible to comply with local zoning laws in Lawrence County. Acceptance of the final bid will be subject to approval by the Presbytery of SD membership meeting scheduled at 4:00 PM on the day of the auction. Wieman Land & Auction Co., Inc. and Bradeen Real Estate & Auctions are representing the seller in this transaction. Buyer Broker Participation is welcome! Call Ryan Wieman 605-366-3369 or Jeff Storm 605-673-1518 for details.

Monday
October 5th
at 11 AM MT



44628 SD HWY 44, MARION SD

PHONE: 800-251-3111

WIEMANAUCTION.COM

FAX: 605-648-3102

"WE SELL THE EARTH AND EVERYTHING ON IT!"