

**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 5<sup>TH</sup>**  
**RE closes at 11:00 AM (Mountain Time)**  
**with online bidding at [www.wiemanbid2buy.com](http://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 the 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 12<sup>th</sup> 1:00 to 5:00; Monday September 21<sup>st</sup> 3:00 to 6:00; Monday September 28<sup>th</sup> 3:00 – 6:00 & Sunday October 4<sup>th</sup> 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](http://www.wiemanbid2buy.com) If you can't attend or do not feel comfortable bidding on line, please make arrangement 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](http://www.wiemanauction.com)

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