

Sale:	THE HISTORIC “CHUTE ROOSTER” STEAKHOUSE, RESTAURANT & LOUNGE
Date:	Wednesday, August 23, 2017 - 10:30 AM MDT
Location:	850 Chute Rooster Drive, Hill City, SD
Owner:	Lady Bird, LLC & Harney Rooster, Inc.
Total Price:	\$301,000.00

See pictures and details under past auctions at www.bradeenauction.hibid.com

Notes:

Offered in 3 individual packages or as 1 complete unit. Sold in individual packages.

Price	Description
\$290,000.00	Package 1 - 1.71 Acre tract including the classic “Gambrel roof” (barn style) restaurant structure. The original old barn which stood on this property for nearly a century and features a huge hayloft dancefloor with bandstand, bar, restrooms and more. The main floor restaurant/bar includes a massive floor to ceiling slate fireplace, slate and barn wood wall coverings, classic antique lighting. . . over 7400 sq. ft. of floor space. The adjacent mercantile building would adapt to any number of uses. Also includes Seller’s interest in currently held City of Hill City On-Sale Liquor, wine, beer operating agreement, old photos, memorabilia and attached antiques.
\$2,500.00	Package 2 - Kitchen equipment package including: Hatco cook & hold oven, prep tables, char-broiler, dishwashing system, stainless steel equipment, cooking utensils, kitchen freezers and coolers (not attached), dinnerware, flatware, etc., to be removed.
\$3,500.00	Package 3 - Restaurant/Lounge furnishings package including: POSi-touch system, all bar equipment (not attached), flat screen TV’s all restaurant tables and chairs, salad bar & buffet tables, glassware, front end coolers, patio furnishings, many antiques (not attached) including player piano, large safe, cash register, rocking chair, etc., to be removed.
\$5,000.00	steel jail, believed to be the old Mystic SD Jail

