

# Land Investment Opportunity

RANCH LAND BORDERS GILLETTE TO THE SOUTH

# AUCTION

Friday, May 6th, 2016 ~ 10:00 AM

Auction to be held at  
**Best Western Tower West Lodge-Gillette**



Swanson Family Ranch Land-1259 (+/-) Acres located at 6970 Swanson Road, Gillette, WY.

1259 acres selling in one parcel with older home, out buildings, and corrals. This Ranch is rolling hills grassland, with dry land farming. It borders the south edge of the City limits of Gillette, WY. A survey has been recently completed and markers are in place.

**Terms and Conditions:** Property sells without buyer contingency of any kind, please have your financial arrangements secured prior to bidding. Buyers to perform due diligence. Title insurance will be provided. A commitment for title insurance showing marketable title will be made available for your inspection at the auction. Closing cost and title insurance shall be split evenly between Buyer and Seller. No mineral interests will be conveyed to buyer, as the mineral estate has been severed from the surface estate.

The auctioneers/brokers are representing the seller's interests in this transaction. Visual auction maps have been prepared for marketing purposes only, are approximate, and buyers should rely on their own judgement and inspections of the subject property. The property is sold in "As is" condition without any warranties either expressed or implied as to the nature, condition or description of the property or any improvements. Please inspect to the extent deemed necessary and rely on your own judgement when bidding. All information provided was derived from sources deemed reliable, however neither the seller nor the auctioneers/brokers are making any guaranties or warranties, actual or implied. Any announcements made the day of the auctions supersede any and all previously printed material and any other oral statements made.

Taxes based on 2015 tax levy; and shall be prorated day of closing. Property will be sold by legal description. A boundary survey will be provided, and marketable title will be transferred by warranty deed, subject to any easements, covenants, restrictions and reservations of records. 2015 taxes approx. \$1472.00.

**Payment Terms:** \$75,000.00 earnest money in form of a certified or cashiers check the day of Auction made payable to First American Title. Closing and possession within 30 days.

Owners are not responsible for accidents or loss. Please review the terms and conditions. If you have any questions, please contact your attorney prior to auction.

For full legal description request an information packet or go to [buffalowyominghomes.com](http://buffalowyominghomes.com). Co-brokers welcome, must register client 10 days prior to auction. Sells with Swanson Family Trust approval.

## Property Inspections:

### Auctioneers / Brokers on site at the property

Tuesday, April 5th ~ 3:00 p.m. to 8:00 p.m.

Friday, April 8th ~ 10:00 a.m. to 3:00 p.m.

Tuesday, April 12th ~ 3:00 p.m. to 8:00 p.m.

Sunday, April 24th ~ 1:00 p.m. to 5:00 p.m.



LARRY BRANNIAN, Associate Broker  
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