

1,268.91 ACRES • CROOK COUNTY, WY

LAND AUCTION

THURSDAY, OCTOBER 22, 2026 - 1:00 PM MT

THE GOLF CLUB AT DEVILS TOWER: 77 TOWER VIEW DR. - HULETT, WY



OWNER: JOHN C. COLEMAN REVOCABLE LIVING TRUST

Pifer's



ANDY MRNAK
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OVERALL PROPERTY

Deep in the Bear Lodge Mountain region of the eastern Wyoming Black Hills, this ranch sits 9 miles north of Hulett in Crook County, roughly 17 miles from Devils Tower National Monument. Much of the 1,268.91 +/- acre offering is a multi-generational Coleman family holding, giving buyers a rare opportunity to own a working piece of the northern Black Hills.

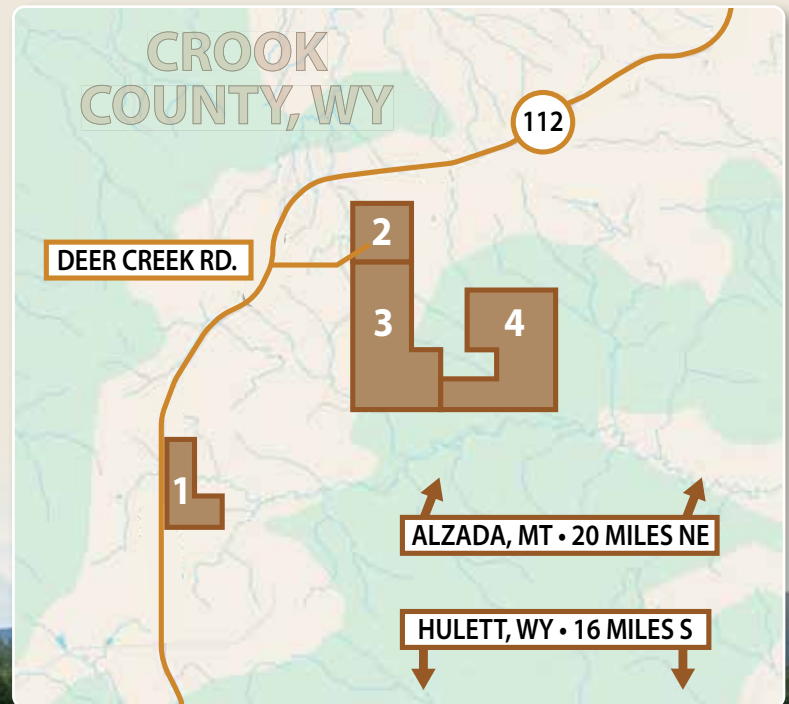
The property reads like the country around it. Native pine draws finger back into timbered ravines, open native grasslands carry grazing through the summer, enhanced pastures extend the season, and productive grass hay ground supports the operation. Water is supported by a network of natural stock dams and two wells. Native wildlife moves through the timber and along the creek bottoms, and the elevated vantage points across the ranch look out over some of the best country in the Wyoming Black Hills.

Access is direct off Wyoming Highway 112 and Deer Creek Road. The four-parcel structure gives buyers the flexibility to purchase individual tracts, contiguous combinations, or the ranch in its entirety.

DRIVING DIRECTIONS

From Hulett, WY: Drive north 8 miles on WY Hwy. #112 to parcel 1 on the east side of the highway. Continue north 1.5 miles to Deer Creek Rd., then drive east on Deer Creek Rd. for $\frac{3}{4}$ mile to parcels 2-4.

From Alzada, MT: Drive south on Hwy. #112 for 16 miles to Deer Creek Rd. Turn and drive east on Deer Creek Rd. for $\frac{3}{4}$ mile to parcels 2-4. Or continue on Hwy. #112 for an additional 1.5 miles south to parcel 1 on the east side of the highway.



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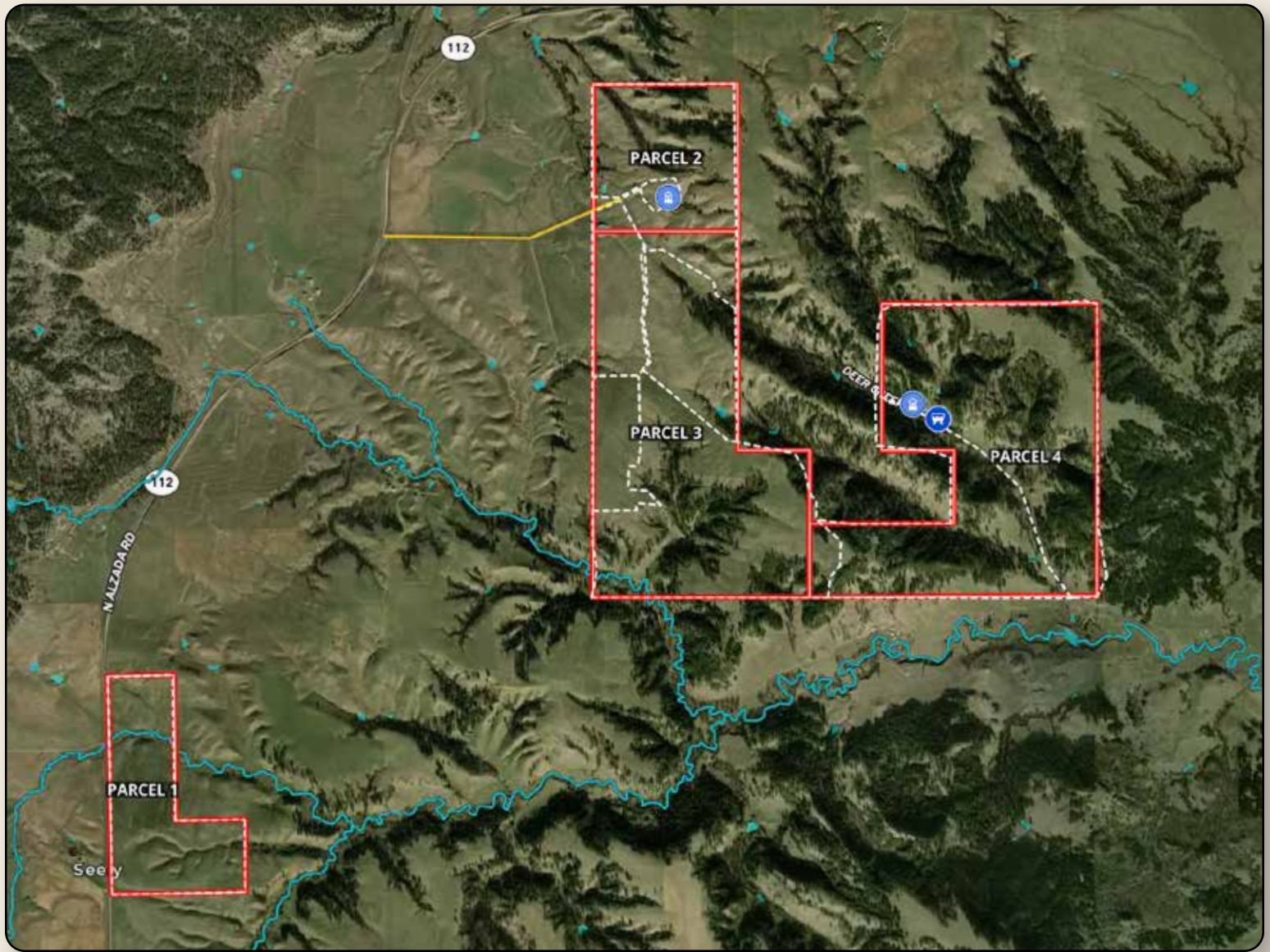
Pifer's

709 12th St. NE • Bowman, ND 58623

OVERALL PROPERTY

KEY PROPERTY FEATURES

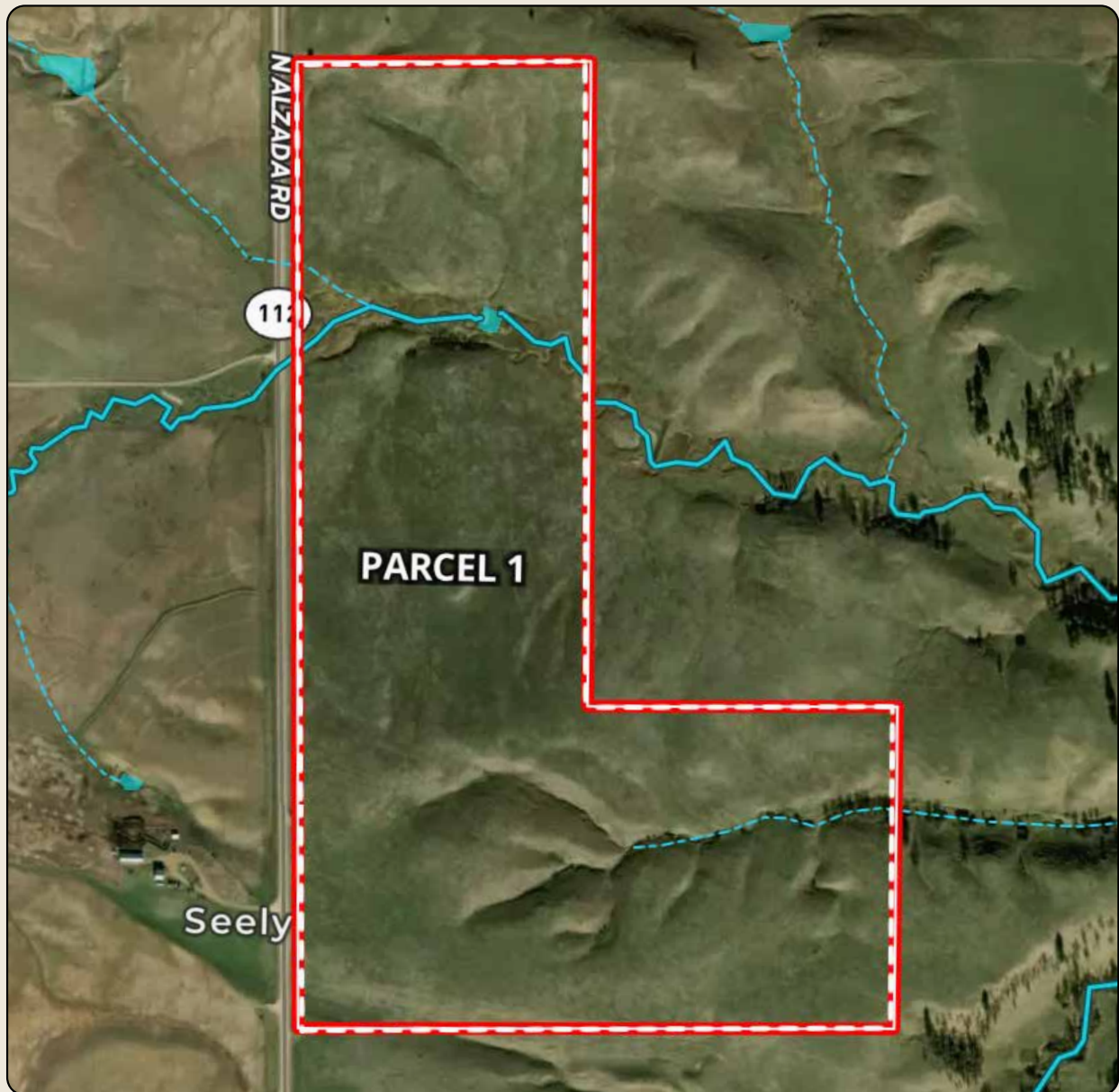
- 1,268.91 +/- Total Acres | 4 Near-Contiguous Parcels
- 9 Miles North of Hulett, Wyoming | Approx. 17 Miles from Devils Tower National Monument
- Deep in the Black Hills with Native Pine Draws & Timbered Ravines
- Productive Native Grasslands, Enhanced Grazing Pastures & Grass Hay Land
- Natural Stock Dams & Two Wells
- Newer Manufactured Home & 40x80 Shop on Parcel 2
- Exceptional Big Game & Native Wildlife Habitat
- Wyoming HWY 112 & Deer Creek Road Access
- Live Onsite Auction with Simulcast Online Bidding



PARCEL 1

Acres: 148.91 +/-
Legal: Lots 5, 12, 13 & 14 (Less Hwy ROW) 25-56-65
Grass/Habitat Acres: 148.91 +/-
Taxes (2025): \$120.94 (2025)

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PROPERTY | ROAD | WATER | FENCE | WELL | WATER STORAGE TANK



PARCEL 1

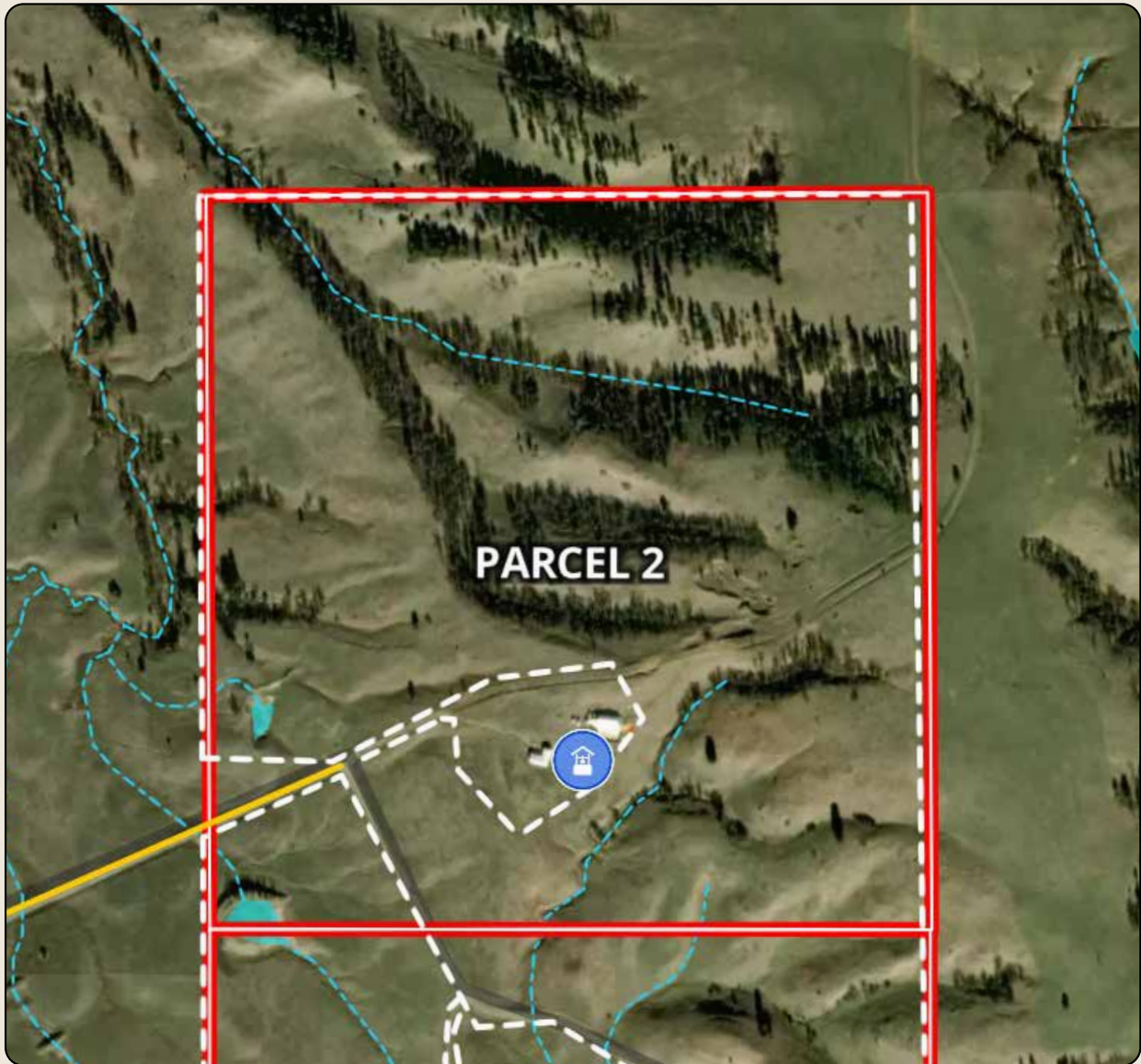
Parcel 1 fronts directly along WY Hwy. #112, just 8 miles north of Hulett, giving it exceptional access. The property carries an unusual amount of character and diversity for a Hwy. #112 valley piece, combining productive grass hay land, a native draw winding through the heart of the parcel, and a deep, timber-lined draw that pulls wildlife through the natural habitat. Late-season grazing works well here, supported by a stock dam pulling directly off the Seely Fork creek bed. The tract lays relatively flat at the base of the hills, and the valley floor opens up to a 360-degree panorama of the surrounding Black Hills country. With its size, access, and setting, Parcel 1 also lends itself to a future rural building site for a family looking for rural living with paved highway access.



PARCEL 2

Acres: 160.00 +/-
Legal: SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$ 18-56-64; SW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$ 17-56-64
Grass/Habitat Acres: 140 +/-
Taxes (2025): \$1,321.44 (2025) (combined tax statement with Parcels 3 & 4)

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PROPERTY | ROAD | WATER | FENCE | WELL | WATER STORAGE TANK



PARCEL 2

Parcel 2 has direct access off Deer Creek Road, with a private driveway climbing to an elevated headquarters that overlooks the entire valley. The building site includes a newer manufactured home and a substantial shop. The balance of the parcel is dominated by native grasses and wildlife-rich, timber-lined ravines that finger throughout the tract.

HEADQUARTER DETAILS

Residence

- 2009 Marshfield Manufactured Home
- Titled
- 1,920 Sq. Ft. | 30 ft. x 64 ft.
- Post/Pier Foundation
- 3 Total Bedrooms
- Two Full Baths
- Master Suite
- Propane Forced Air Heat with A/C
- 30 ft. x 30 ft. Attached Garage on Slab
- Single O/H Door with Secondary Pocket Garage Door



Shop

- Built in 2008
- 40 ft. x 80 ft.
- Cement Floor
- Overhead Doors
- Tool/Storage/Utility Rooms with Overhead Balcony Storage
- 2 Bays Sectioned Off — Intended for Heated Shop with Cold Storage
- Heat and Insulation Not Finished



Well

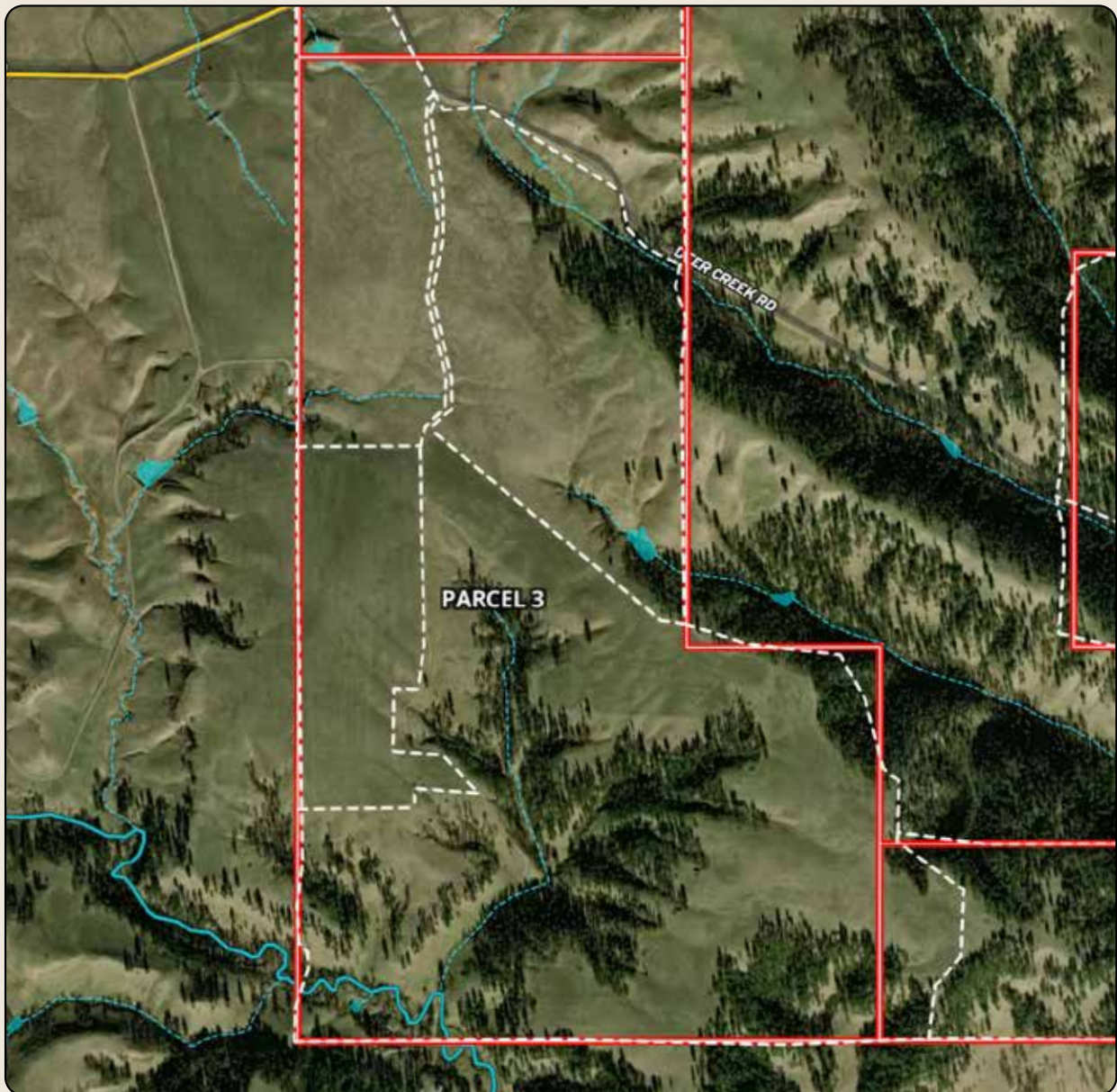
- Completed in 2025
- Drilled to 325 ft.
- Static water at 225 ft.
- 5-inch casing



PARCEL 3

Acres: 80.00 +/-
Legal: SE $\frac{1}{4}$ SE $\frac{1}{4}$ 18-56-64; SW $\frac{1}{4}$ SW $\frac{1}{4}$ 17-56-64; E $\frac{1}{2}$ E $\frac{1}{2}$ 19-56-64; W $\frac{1}{2}$ NW $\frac{1}{4}$ & SW $\frac{1}{4}$ 20-56-64
Grass/Habitat Acres: 310 +/-
Hay Acres: 85 +/-
Taxes (2025): \$1,321.44 (2025) (combined tax statement with Parcels 2 & 4)

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PROPERTY | ROAD | WATER | FENCE | WELL | WATER STORAGE TANK



PARCEL 3

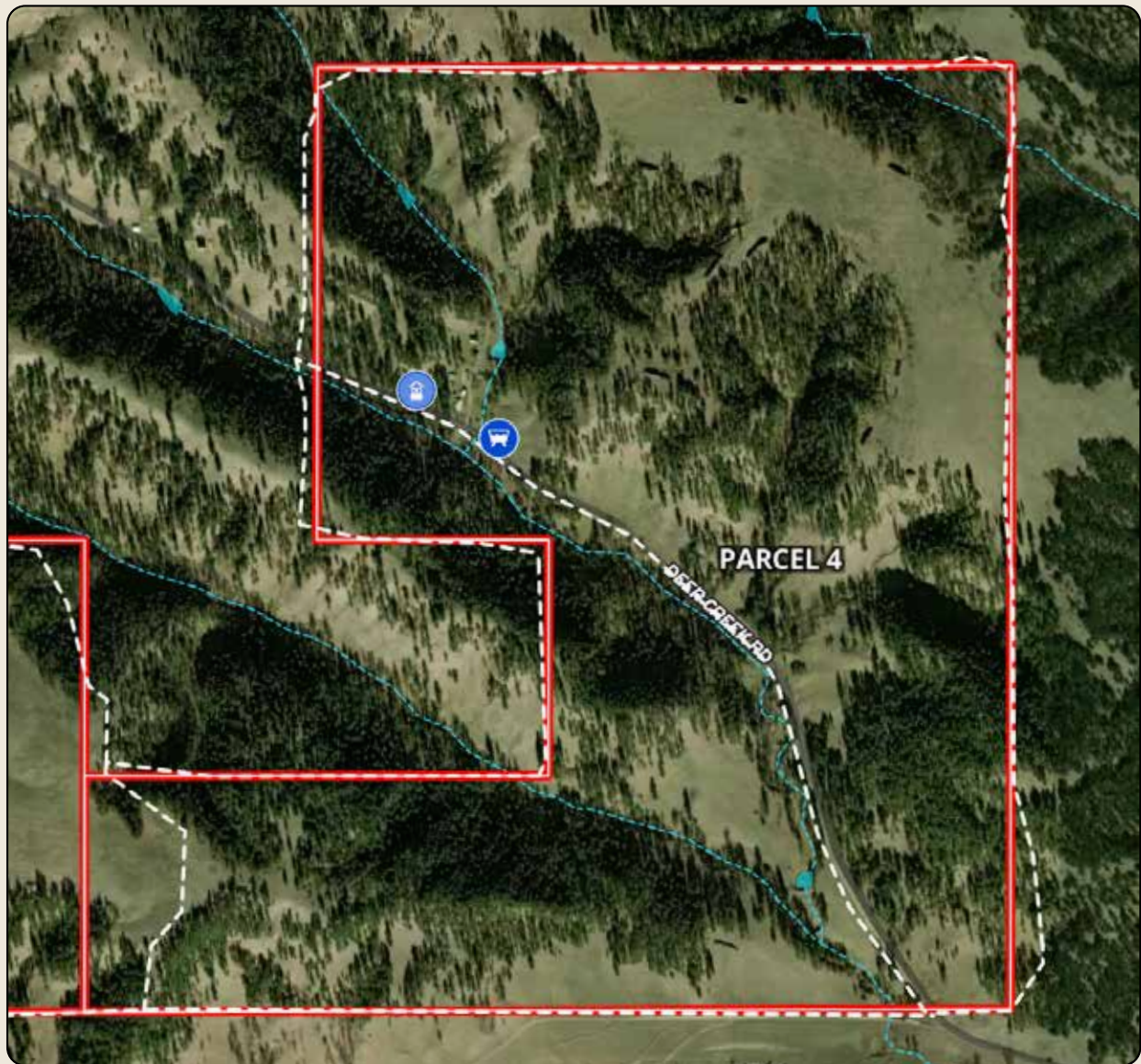
Parcel 3 offers the most diverse and productive landscape in the offering. Low valley native grazing pastures run along the north side, grass hay fields extend through the heart of the tract, and natural Black Hills timber protects the perimeter. Deer Creek Road provides access along the northern border, and a central two-track lane opens up private access to the back country. North Fork Deer Creek traverses the southern edge, and natural stock dams supply supplemental water through the grazing season. The scale and character of the tract fit an operator looking to expand, and it also opens up excellent building opportunities, whether tucked into the low timber-protected bottoms or set on one of the elevated positions that overlook the country.



PARCEL 4

Acres: 480.00 +/-
Legal: E½NE¼, S½SE¼ 20-56-64; W½ 21-56-64
Grass/Habitat Acres: 475 +/-
Taxes (2025): \$1,321.44 (combined tax statement with Parcels 2 & 3)
Well: On parcel at the original farmsite, supplies a short pipeline to a livestock tank across Deer Creek Road to the south.

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PROPERTY | ROAD | WATER | FENCE | WELL | WATER STORAGE TANK



PARCEL4

Parcel Note: Parcel 4 is as stunning a Black Hills property as you will find in the region. Deer Creek Road provides tremendous access throughout the property, and the parcel delivers deep forested draws, covered valleys, elevated plateaus, and full Black Hills character. The original farmsite that has anchored the ranch for generations lays in a protected valley under full tree cover on this tract, and the well at that site supplies a short pipeline to a livestock tank across Deer Creek Road. Building opportunities range from the sheltered lower reaches under full timber cover to the elevated plateaus that command long views across the surrounding country



COMMUNITY AND SURROUNDING AREAS

The property sits in the heart of the Wyoming Black Hills, an area known for its western heritage, ranching tradition, and outdoor country. The surrounding communities share access to world-class golf, hiking, and winter recreation, and the Black Hills National Forest, whose character, wildlife, and beauty are reflected throughout this offering, extends across much of the surrounding region.

Hulett, WY: The closest community, a genuine small ranch town at the base of Devils Tower National Monument, the first designated national monument in the United States and a destination that draws visitors from around the world. Hulett schools serve the local families and provide the everyday anchor for the community. The town includes an airport for private aircraft and is home to the Golf Club at Devils Tower, a nationally recognized course tucked into the same country the ranch overlooks.

Sundance, WY: Approximately 35 miles south of the property, Sundance is the Crook County seat and offers county services, retail, dining, and healthcare. The town takes its name from the Sun Dance ceremonies once held at nearby Sundance Mountain and gained lasting fame as the town where Harry Longabaugh earned the nickname “the Sundance Kid.”

Gillette, WY: Approximately an hour and forty-five minutes southwest, Gillette is the largest community in northeast Wyoming and serves as the energy capital of the state. It provides full retail, dining, healthcare, higher education through Gillette College, and airport connections with commercial service.

Alzada, MT: A short drive north on Highway 112 offers additional services, highway access, and connections into southeastern Montana.

Belle Fourche, SD: Approximately an hour east, Belle Fourche provides full retail, medical, and agricultural services, includes an airport for private aircraft, and is home to the geographic center of the United States. The community golf course adds another local recreation option.

Spearfish, SD: Roughly an hour and fifteen minutes east, Spearfish offers full retail, dining, healthcare, and airport connections for private aircraft, along with Black Hills State University, access to Spearfish Canyon, and the Elkhorn Ridge Golf Club.

Rapid City, SD: Approximately two hours east, Rapid City serves as the nearest regional airport with commercial connections, along with major retail, dining, and healthcare.

NEARBY ATTRACTIONS

Devils Tower National Monument: Approximately 17 miles south of the property, Devils Tower rises 867 feet from the surrounding country and holds the distinction as the first designated national monument in the United States. The monument draws climbers, hikers, and visitors from around the world.

The Golf Club at Devils Tower: A world-class course tucked into the same country the ranch overlooks, and the venue for auction day.

Keyhole State Park & Reservoir: Located roughly 40 miles south of the property near Moorcroft, Keyhole Reservoir spans over 14,000 acres and is one of northeast Wyoming's premier destinations for boating, fishing, camping, and waterfowl hunting, with walleye, northern pike, and smallmouth bass drawing anglers from across the region.

Black Hills National Forest: The character, wildlife, and beauty of the Black Hills National Forest, which spans more than 1.2 million acres across northeastern Wyoming and western South Dakota, is reflected throughout this offering.

Bear Lodge Mountains: The northwestern extent of the Black Hills range, providing additional public land access, hunting, and recreation within an easy drive.

Deadwood, SD: Roughly an hour and a half east, Deadwood is a National Historic Landmark District rich with Wild West history and today offers gaming, dining, and entertainment while preserving its historic character.

Terry Peak Ski Resort: Located near Lead, SD, Terry Peak is the premier downhill ski destination of the Black Hills.

Trails & Outdoor Recreation: The surrounding Black Hills region offers extensive summer and winter trail networks for snowmobiling, horseback riding, and UTV/ATV use, along with hiking and hunting across public and private ground.



PHOTOS



TERMS AND CONDITIONS

I. Terms and Conditions of Auction

All bidding is open to the public without regard to a prospective bidder's sex, race, color, religion, or national origin.

A. If you intend to bid on this property, you will be required to provide a cashier's check or personal check in the amount of 10 percent of the purchase price as earnest money on the date of the auction. If you are the successful bidder you will be required to complete and sign a standard Real Estate Purchase Agreement.

B. If you are the highest bidder on any of this property, you will be required to deposit a check with the closing agent who will hold the money in escrow until the closing date. All documentation will be available for your review prior to commencement of the auction. All real estate sales must be closed and the total balance of the purchase price paid on or before 12/7/26. After the auction sale you will be given an appointment date and time with the Closing Agent for a closing date to close the transaction.

II. Bidding Procedures

All bidding is open to the public. You need only to raise your hand and shout out your bid, or instruct any of the ring men to do so on your behalf. Anyone who wishes to bid must first register to obtain a bidder's card at the registration desk.

Retain your bidder number for the duration of the auction. You are responsible for your assigned number. The property is sold when the Auctioneer announces, "sold," identifies the winning bid number and the amount of the bid and the information is recorded by the Auctioneer or his designee. In case of a tie bid, bidding will be reopened between the two tied bidders. The high bid cannot be withdrawn once the Auctioneer determines it to be the winning sale bid.

III. Purchase Agreement, Marketability, Signing Area

At the time the auction is complete, the successful high bidder must sign a standard Real Estate Purchase Agreement to purchase this property for which it was the high bidder. An appointment date to close the transaction will be furnished to the Purchaser after the Purchase Agreement is signed. The transaction must be closed and the money paid on or before December 7, 2026, or the Purchaser will be in default and the earnest money paid herein will be forfeited to the Seller. The Pifer Group Inc, dba Pifer's Auction & Realty and the Seller assumes that the bidders have inspected the property and are satisfied with the conditions of such property and accept that property in an "as is," "where is" condition. The buyer agrees to hold The Pifer Group, Inc. and its client harmless regarding any representation as to the status, zoning, condition and any other material representation regarding this property. It is the Purchaser's responsibility to make needed repairs or improvements, if any to bring the property up to necessary state, local, and federal codes. The Pifer Group, Inc. and the sellers obtained information from sources deemed reliable, but do not guarantee its accuracy. Due diligence of property and related information by buyer is strongly recommended.

IV. Forfeiture of Purchase Money Paid Pursuant to the Terms of the Purchase Agreement

Purchaser's failure to close the sale by the closing date due to insufficient funds, or for any other reason will result in the forfeiture of Purchaser's earnest money deposit.

V. Closing

At closing, Buyer will be required to pay the difference between the purchase money deposit and the final selling price. Any fees and closing cost regarding determination of title will be paid by the Purchaser.

VI. Showing of Property

Showing of property will be held by appointment only. WHETHER OR NOT YOU ACTUALLY INSPECT THE PROPERTY, YOU WILL BE BOUND TO ACCEPT THE PROPERTY "AS IS" AND WITH ALL FAULTS AND DEFECTS AND WITH NO EXPRESSED OR IMPLIED WARRANTY AS TO MARKETABILITY OR THE CONDITION THEREOF. It will be your responsibility to make any needed repairs, improvements or compliance requirements to bring the property to applicable codes.

VII. Miscellaneous

Conduct of the auction and increments of bidding will be at the discretion of the Auctioneer. The determination by the Auctioneer as to all matters, including the high bidder and the amount of the high bid will be conclusive.

Announcements made by the Auctioneer, Kevin D. Pifer of Pifer's Auction & Realty, will take precedence over said printed matter. For complete prospectus and earnest money requirements contact Pifer's.

This auction bidder's information (including these terms and conditions and any picture or description of any property) is for your information and convenience only. Nothing contained in this information shall be binding on the Seller of the property or the Auctioneer, Pifer's Auction & Realty.

We encourage you to inspect any property you wish to bid on. The seller reserves the right to reject any and all bids.

This sale is managed by Pifer's Auction & Realty, Andy Mrnak, WY #17660.

Pifer's

