



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

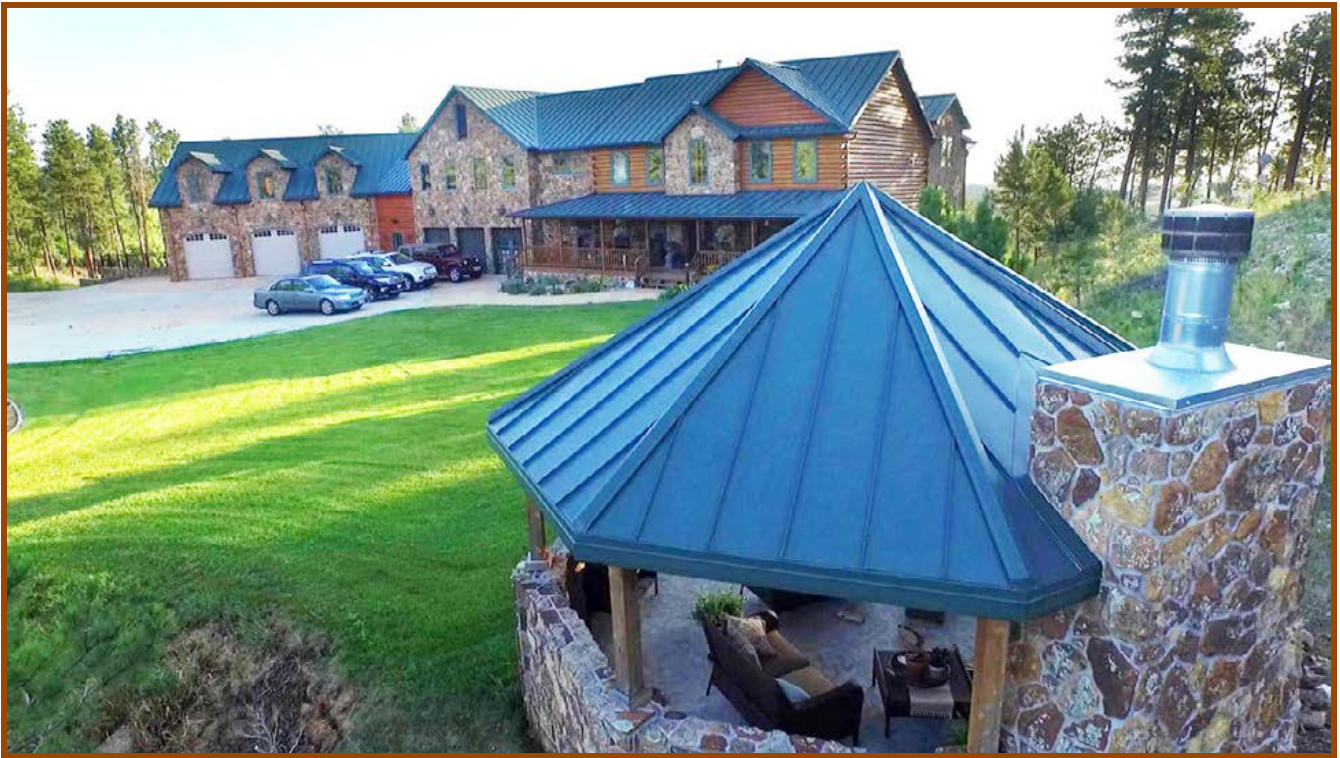
Proudly Presents



8500 WEST HWY 44

Rapid City, Pennington County, South Dakota

First time on the market for this one-of-a-kind home that offers breathtaking views from every room, an abundance of wildlife, privacy and seclusion, all within minutes of Rapid City!



LOCATION & ACCESS

The 8500 West Hwy 44 is located approximately 3.5 miles west of the Rapid City, South Dakota on South Dakota State Highway 44. The property is on the right hand side of the road with a private driveway from Hwy 44 to the residence.

The following are approximate distances from the property to several cities and towns.

Rapid City, South Dakota (population 67,956)	8 miles east
Sundance, Wyoming (population 1,161)	85 miles northwest
Deadwood, South Dakota (population 1,270)	37 miles northwest
Spearfish, South Dakota (population 10,494)	54 miles northwest
Belle Fourche, South Dakota (population 5,594)	61 miles northwest
Gillette, Wyoming (population 29,087)	146 miles west
Billings, Montana (population 108,869)	325 miles northwest
Cheyenne, Wyoming (population 59,466)	307 miles south
Denver, Colorado (population 600,158)	427 miles south

SIZE & DESCRIPTION

11.51± Deeded Acres

Situated on 11.51 acres just minutes from downtown Rapid City, this 14,000 sq. ft. custom home with a log and moss rock exterior is nestled in mature pine trees and embodies all that makes the Black Hills one of the most scenic settings in the western United States.



IMPROVEMENTS

This 14,000 sq. ft. custom home is covered in log and moss rock, which is native to the area. With custom cabinetry throughout the house, an extensive master suite along with five other suites complete with full bathrooms and walk-in closets, two additional spacious bedrooms with detached bathrooms, ample living and entertaining space, a state-of-the-art movie theater that will sit 18 people, guest quarters with its own entrance, and much more, this home has it all and more. Whether you are entertaining a host of friends and family, or just trying to escape the bustle for some Black Hills tranquility, this home will give you the best of both. If you are looking for a large family home, a spacious vacation home with room to entertain, a bed and breakfast, or a retreat center, this one-of-a-kind property is a must see.





The lavish upgrades begin in the large open kitchen designed with convenience and entertaining in mind. The kitchen island, covered in granite, provides ample prep space. The kitchen countertops are all granite, and includes a two-tier kitchen counter; the first tier provides the perfect use for serving food, and the second tier is set with bar-stools from which your guests can eat. Take advantage of the double ovens and the combination gas/electric stove top that serve a variety of cooking needs. The large, French-door refrigerator/freezer combination and nearby pantry provides plenty of storage for your food, and ample custom cabinets provide plenty of storage for any of your dining and entertaining needs. The gorgeous kitchen opens up to the main floor living room, allowing you to prepare your meals in the kitchen while still being able to partake in socializing during any party or gathering. The kitchen is connected to the formal dining room through a butler's pantry, which provides more storage, especially for your wine and stemware, and comes complete with two wine coolers. In addition, there is a large dining area with a huge, dine-in kitchen table for that special holiday dining with family and friends. The kitchen also borders the large deck, making it even easier to entertaining outside during the beautiful South Dakota evenings.

The inviting master suite is the perfect place to rest and recharge after a long day. You're immediately greeted by a gas fireplace in the large sitting room where you can kick back with a book or magazine after a long day and stay warm during those cold winter nights. The bedroom has ample space for a king-size bed, from which you can enjoy the city lights at night, wonderful hill and meadow views in the morning, or relax and watch your favorite movie or news station on the wall-mounted flat screen. The suite is complete with a five-piece bathroom, including a whirlpool tub and his-and-her sinks. The master closet could be its own room, inviting you in through its glass, French doors. Your eye is immediately drawn to the beautiful, custom cabinetry throughout, finished off with chandelier lighting and a tin ceiling feature.



The basement's main attraction is the stunning theater room constructed to reach reference levels in terms of sound and video, with seating for up to 18 people, a large projection screen and projector. You will be truly immersed in whatever you watch in this room. Experience movies as the director intended. Enjoy music with the dynamic and accurate sound system. Don't miss a thing with the high-frame rate video as you enjoy football, basketball, or any other sport with life-like immersion. Whatever you choose to enjoy in this Hollywood level screening room, you can be sure that it is truly an experience like nothing else.



The game and theater room has plenty of room for a large pool table, and a sitting area with a bar, complete with custom cabinets, granite counter tops, a sink, small fridge, and a two-tier counter top on the island with barstools. In addition, the basement has a children's playroom, complete with its own castle and plenty of storage for toys and books.

The basement opens up to a large, gorgeous patio, giving you access to the gas fire pit for roasting marshmallows or just keeping warm by the fire. It also gives you another access point to the large, in-ground spa, which is the perfect way to end a long day after work.



The garage provides another great option for entertaining in this home. The floors in the garage are a beautiful, stained concrete, and the garage off the kitchen also includes a bar area with custom cabinetry, granite counter tops, an ice-maker, a refrigerator/freezer combination, and even a kegerator. Open up the gorgeous, frosted glass garage doors in the summer months to take advantage of the beautiful weather and easy access to the front yard, porch, gazebo, and play set and playhouse for the kids. This space is great for when you want to entertain, but don't want to have to clean the main house! There is even a full bathroom, complete with a steam shower, which also connects to the large exercise room, with enough space for your weights, treadmill, elliptical, stair-stepper, and more. The door off the exercise room, adjacent to the entertaining space, also gives you access to your outdoor kitchen, so you can grill and entertain without any of the stress of cleaning your entire home. The best part is, after the party is over, you can just sweep and hose out your garage and your clean-up is done!



This estate property comes complete with its own guest quarters which has its own, private entry way with a large staircase, wide enough to add a chair lift if needed for any elderly family members. The guest quarters also have access off the garage, allowing your guest to park inside the garage, as well as access to the main home, if you so desire. Upon entering the guest quarters, you are welcomed by an open concept kitchen, dining, and family room, complete with luxury, custom kitchen cabinets, electric stove-top, oven, built-in microwave, refrigerator, dishwasher, and a separate pantry for all your storage needs. The bedroom has a walk-in closet and just off the bedroom is a gorgeous, slate bathroom, complete with his-and-hers sinks, shower/whirlpool tub combination, and laundry hook-ups. With the same finish and luxury as the main home and views from every window, this is the perfect space for an aging family member, a grounds keeper, or guests that need to relax and recharge after a day of sightseeing in the Black Hills.



Designed and built with relaxation and entertainment in mind, and with the amazingly beautiful seasons that the Black Hills have to offer, there are outdoor entertainment and relaxation features of all types to allow you to enjoy the best of it! Enjoy the breathtaking views of the canyon, the hills, the lights of the city, the beauty of a distant thunderstorm, or the awe inspiring night sky. Light a fire in the spacious and beautiful gazebo fireplace for some conversation and a glass of wine with friends or roast marshmallows or tell ghost stories around the propane fire pit. Have a cookout with friends and family and utilize the fully equipped outdoor kitchen or enjoy an intimate meal on the spacious deck. Melt away the day's stress in the massive in ground, covered hot tub or just enjoy the privacy and silence on the covered porch.



The property also includes a very spacious 42' x 80' detached workshop with a beautiful moss rock exterior, three large overhead doors, a loft, and plenty of room for storage. Fill it up with classic cars, motorcycles, boats or any other toys you might like to explore and enjoy the property with. The center bay door is tall enough to fit a full size, 45-foot diesel RV, complete with a 50A/240V hookup, so you can store your home away from home and keep it at the ready! On the back side, you will find three very nice horse stables with access inside and outside, two more lockable storage/saddle rooms, and a loft with around 1,260 sq. ft. of additional storage space. You can use this amazing property and its facilities to enjoy an equestrian lifestyle! Who says you can't have it all?!



UTILITIES

Power- Black Hills Power & Light. Monthly average is approximately \$750. Sewer- Septic Tanks. Water- private well on property. Gas – Propane currently provided by McGas Propane, Rapid City, South Dakota. There are also other local providers in the area. Communications – CenturyLink provides land line and internet services. Cell phone services are available. TV - Satellite

REAL ESTATE TAXES

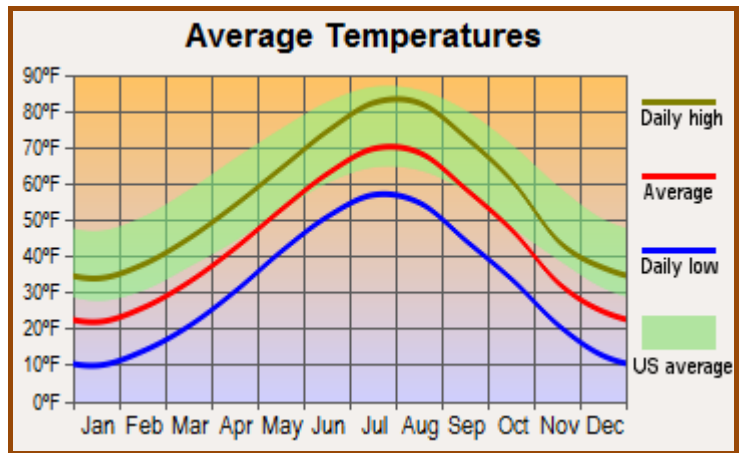
The annual real estate taxes on the 8500 West Hwy 44 are approximately \$21,209 according to the Pennington County, South Dakota Treasurer's office.

MINERAL RIGHTS

All remaining minerals presently owned by the seller, if any, will transfer to the buyer at day of closing.

CLIMATE

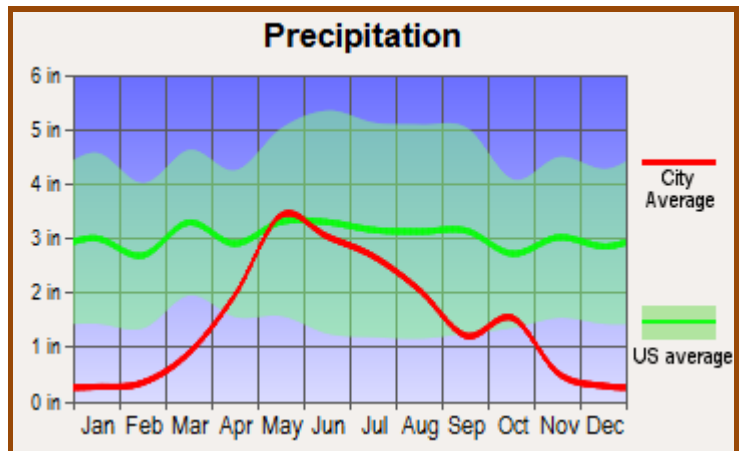
According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Rapid City, South Dakota area is approximately 19 inches including 26.4 inches of snow fall. The average high temperature in January is 40 degrees, while the low is 12 degrees. The average high temperature in July is 83 degrees, while the low is 54 degrees. The charts to the right are courtesy of www.city-data.com



COMMUNITY AMENITIES

Rapid City, the county seat for Pennington County, is located 36 miles northwest of the property. Rapid City, population 67,956, is the second largest city in the state of South Dakota and is located on the eastern side of the Black Hills. Thousands of visitors travel here every year to visit the many attractions, national parks and monuments found throughout the area. Rapid City is the home of

Ellsworth Air Force Base which is northeast of the city. The city is also home to many colleges and technical schools, is a major medical care center for a five-state region, and has many cultural resources usually found only in much larger urban areas. For more information, please visit www.rapidcitychamber.com.



The small, but famous, community of Wall, South Dakota, population 76, is located 27 miles northeast of the property, and offers all the amenities of a rural community: kindergarten through 12th grade school system, banks, restaurants, public library, museum, local airport, and government offices. However, this small town is world-famous simply because of the many thousands of billboards advertising Wall Drug which are placed alongside highways throughout the United States and at various locations around the world. This extensive advertising campaign began in the 1930s when Mrs. Hustead, wife of the owner and founder of Wall Drug, then just a small pharmacy, suggested to her husband that he put up a sign for "Free Ice Water". Ted Hustead did just that and ever since, people have been coming to Wall, South Dakota not only for free water, but also to be able to say that "Yes, I've been to Wall Drug," which is now a sprawling tourist mall and the primary industry in this small western community.

AIRPORT INFORMATION

Rapid City and Wall, South Dakota each have airports which make air travel in the area very convenient. The following is information on each of these airports:

The Rapid City Regional Airport is located eight miles southeast of the Rapid City, South Dakota. This is a commercial airport offering daily flights from Allegiant Air, Delta, and United Airlines. For specific information about the airport, flight schedules, amenities as well as relevant links about Rapid City and the surrounding area, visit www.rcgov.org/Airport/pages.

The Wall Municipal Airport is located one mile northwest of the city. Additional information and data:

- ☐ Hard Surface Runway is 60' X 3,500'
- ☐ Field Elevation 2,813
- ☐ Pilot Controlled Lighting
- ☐ VFR Approach
- ☐ Fuel by Request

For more information, visit www.acukwik.com/airportinfo/K6V4.

RECREATION & WILDLIFE

Recreational opportunities abound in northeastern Wyoming and the Black Hills in every season. Activities in the area include snowmobiling, hunting, hiking, rock climbing, camping, four-wheeling, and golf, as well as fishing, water skiing, sailing, swimming, and other water sports which are available at Keyhole State Park and surrounding lakes. Devils Tower Monument which is located 12 miles southwest of Hulett, is the first national monument and is a must-see by tourists all summer long. There is walleye and pike fishing at Keyhole State Park and trout fishing in many of the surrounding lakes. There are numerous opportunities to hunt, hike, and snowmobile on groomed trails in the Black Hills National Forest of South Dakota and Wyoming.

In addition to the Devil's Tower National Monument, this area is home to many of our nation's historical treasures such as Mount Rushmore, the Crazy Horse Memorial, and historic Deadwood, South Dakota.

The following websites provide information on the area's recreational destinations:

SundanceWyoming.com	Wyoming.gov
SpearfishChamber.org	TravelSD.com
GilletteChamber.com	nps.gov/muro (Mount Rushmore)
Hulett.org	nps.gov/deto/ (Devils Tower)
Deadwood.org	fs.fed.us/r2/blackhills/ (BH Nat'l Forest)
VisitRapidCity.com	CrazyHorse.org
CityOfDeadwood.com	CusterStatePark.info
BlackHillsBadlands.com	SturgisMotorCycleRally.com
DevilsTowerGolf.com	gf.state.wy.us (Wyoming Game & Fish)
WyomingTourism.com	sdgfp.info (SD Game Fish & Parks)

OFFERING PRICE

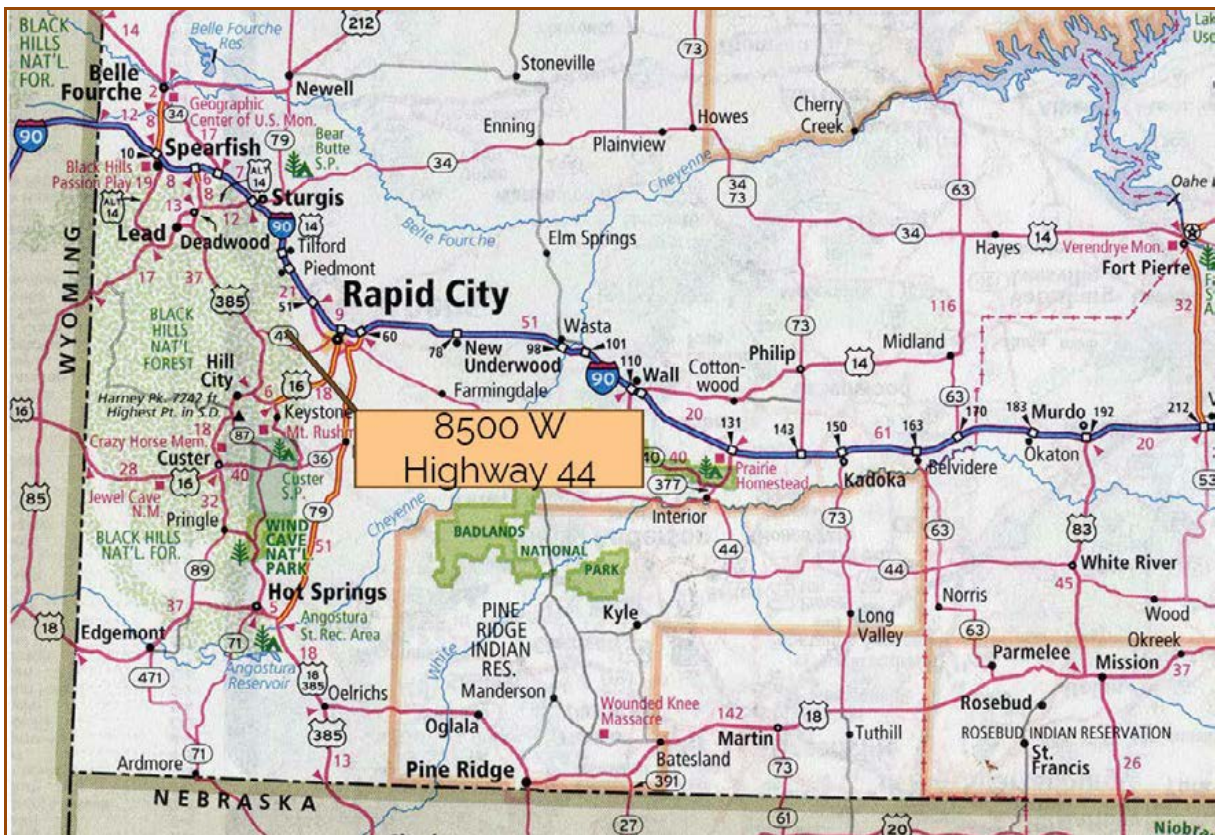
\$2,500,000

The Seller shall require an all cash sale. The Seller reserves the right to effectuate a tax-deferred real estate exchange for all or part of the sales price, pursuant to Section 1031 of the Internal Revenue Code and the Treasury Regulations promulgated there under with no liability or expense to be incurred by the Buyer (in connection with the Seller's tax-deferred exchange).

CONDITIONS OF SALE

- I. All offers shall be:
 - A. in writing;
 - B. accompanied by an earnest money deposit check in the minimum amount of \$40,000 (Forty Thousand Dollars); and
 - C. be accompanied with the name, telephone number, and address of the Buyer's personal banker in order to determine financial capability to consummate a purchase.
- II. All earnest money deposits will be deposited in the title company/closing agent's trust account.
- III. The Seller shall provide and pay for an owner's title insurance policy in full satisfaction of the negotiated purchase price.
- IV. Both Buyer and Seller shall be responsible for their own attorney fees.

SOUTH DAKOTA LOCATION MAP



FENCES AND BOUNDARY LINES

The seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations with regard to specific acreage within the fenced property lines. Seller is selling the property in an "as is" condition which includes the location of the fences as they exist.

Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.

Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed or warranted by Clark & Associates Land Brokers, LLC, or the Sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice.

Notice to Buyers: South Dakota Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage Disclosure form prior to any showings. **Clark & Associates Land Brokers, LLC with its sales staff is an agent of the seller in this listing.**

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

For additional information or to schedule a showing, please contact:



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REALTOR®

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NE and ND



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Scott Leach - Associate Broker

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Greybull, WY Office

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Greybull, WY 82426

Ken Weekes – Sales Associate

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Licensed in WY

REAL ESTATE RELATIONSHIPS DISCLOSURE

South Dakota real estate brokers are required to develop and maintain a written office policy that sets forth agency and brokerage relationships that the broker may establish. The broker must disclose in writing the types of agency and brokerage relationships the broker offers to consumers and to allow a consumer the right to choose or refuse among the various real estate relationships. The following real estate relationships are permissible under South Dakota law.

Single Agent-Seller's/Landlord's Agent: Works on behalf of the seller/landlord and owes duties to the seller/landlord, which include good faith, loyalty, and fidelity. The agent will negotiate on behalf of and act as an advocate for the seller/landlord. The agent may not disclose confidential information without written permission of the seller or landlord.

Single Agent-Buyer's/Tenant's Agent: Works on behalf of the buyer/tenant and owes duties to the buyer/tenant which include good faith, loyalty, and fidelity. The agent will negotiate on behalf of and act as an advocate for the buyer/tenant. The agent may not disclose confidential information without written permission of the buyer or tenant.

Disclosed Limited Agent: Works on behalf of more than one client to a transaction, requiring the informed written consent of the clients before doing so. A limited agent may not disclose confidential information about one client to another without written permission releasing that information. While working to put the transaction together, agents in a limited agency transaction cannot negotiate nor advocate solely on behalf of either the seller/landlord or buyer/tenant. A limited agent may not be able to continue to provide other fiduciary services previously provided to the client.

Appointed Agent: Works on behalf of the seller/landlord or buyer/tenant and owes the same duties to the client as that of a single agent. A seller/landlord or buyer/tenant with an appointed agency agreement is represented by agents specifically named in the agreement. Any agents of the firm not named in the agreement do not represent the seller/landlord or buyer/tenant. The named appointed agent acts solely on behalf of his or her client and may only share confidential information about the client with the agent's responsible broker or the broker's designated broker who is also named in the agreement. Other agents in the firm have no duties to the seller/landlord or buyer/tenant and may act solely on behalf of another party in the transaction. The responsible broker and the broker's designee act as a disclosed limited agent when appointed agents within the same firm are representing their respective clients in the same transaction.

Transaction Broker: Exercises reasonable skill and care in assisting one or more parties with a real estate transaction without being an advocate for any party. Although the transaction broker will help facilitate the transaction, the licensee will serve as a neutral party, offering no client-level services (such as negotiation) to the customer. The transaction broker may not disclose confidential information about a party to another without written permission releasing that information.

Duties of a buyer, tenant, landlord, or seller: The duties of the real estate licensees in a real estate transaction do not relieve a party to a transaction from the responsibility to protect the party's own interests. Persons should carefully read all documents to ensure that they adequately express their understanding of the transaction. If legal or tax advice is desired, consult a competent professional in that field.

All real estate licensees must provide disclosure of all actually known adverse material facts about the subject property or a party's ability to perform its obligations.

South Dakota law requires a written agreement which sets forth the duties and obligations of the parties as described in the brokerage relationships itemized above.

The office policy of _____ (company) is to offer only those services marked above.

By _____ (licensee)

Acknowledgment: I have been presented with an overview of the brokerage relationship options available and hereby acknowledge receipt of:

Real Estate Relationships Disclosure form

Consumer Real Estate Information Guide (residential property sales transaction only)

I understand that receipt of these materials is for disclosure purposes only and does not constitute a contract or agreement with the licensee.

Signature _____ Date _____ Time _____ am/pm

Signature _____ Date _____ Time _____ am/pm

By marking a box and signing below, it is understood that the consumer is working without the benefit of client or transaction broker representation.

Buyer/tenant understands that Broker is not representing Buyer/Tenant as a client or working with Buyer/Tenant as a transaction broker. Buyer further understands that Broker is acting as agent for the seller or is assisting the seller as a transaction broker.

Seller/Landlord understands that Broker is not representing Seller/Landlord as a client or working with Seller/Landlord as a transaction broker. Seller further understands that Broker is acting as agent for the buyer or is assisting the buyer as a transaction broker.

Signature(s) _____ Date _____ Time _____ am/pm