

Clark & Associates Land Brokers, LLC

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents

COLLINS RANCH

Newell, Butte County, South Dakota



Approximately 160 acre ranch with a full set of improvements.

LOCATION & ACCESS

The Collins Ranch is easily accessed by traveling approximately 12 miles east of the junction of US Highway 79 and US Highway 212 on Highway 212. Turn left on Whalfeldt Road and travel approximately one and a half miles to the ranch headquarters. Highway 212 is a state highway and Whalfeldt Road is an old county road. The property is approximately 40 miles from the northern Black Hills. Several towns and cities are in close proximity and easily-accessible from the farm:

Newell, South Dakota (population 603)	13 miles southwest
Belle Fourche, South Dakota (population 5,594)	38 miles southwest
Sturgis, South Dakota (population 6,627)	39 miles south
Spearfish, South Dakota (population 10,494)	51 miles south west
Rapid City, South Dakota (population 67,956)	68 miles south

SIZE & OPERATION

The Collins Ranch consists of 160± deeded acres of rolling hills with some draws. Except for the ranch headquarters, the ranch is all pasture ground and is fenced into four pastures. Portions of the property could be developed into dry land hay ground. Water to the pastures is provided from three reservoirs or water tanks.

The ranch is currently being used as a horse operation. It would also be ideal for a smaller livestock operation, as a headquarters for a larger operation, or as a hobby ranch with a few head of livestock.



Three bedroom, two bath home



Barn

IMPROVEMENTS

The 1,380 sq. ft., three bedroom, two bath home was built in 1980 and has an open floor plan consisting of the living area, dining, and kitchen with an island. A separate laundry room and a mud room are also located on the main level. There is an unfinished basement as well as a two car attached garage. The home has been completely remodeled with new insulation, maintenance free siding, 30-year shingles, double glazed windows, heating system, and a new submersible pump for the well. The new heating system has a three-way furnace which uses propane, wood, or coal.

Other improvements include an older, stick-built 30' x 46' barn with a tack room and a 12' x 17' storage shed. The barn has room for a number of box stalls. There are also some corrals and runs connected to the barn.

UTILITIES

- Electricity: Grand Electric, Bison, SD
- Propane is provided from various suppliers. There are two 1,000 gallon propane tanks that are included.
- Communications: West River Cooperative Telephone Company
- Water: The house is supplied water from a 3,000 gallon cistern which is filled with water that is hauled from Newell, South Dakota. Water to the corrals is provided via a separate pump and pressure system that comes from a reservoir located near the improvements.
- Sewer: Septic system



Living Room



Kitchen



One of three bedrooms



One of two bathrooms

CLIMATE

The following historical climate data summary is provided by the High Plains Regional Climate Center at the University of Nebraska:

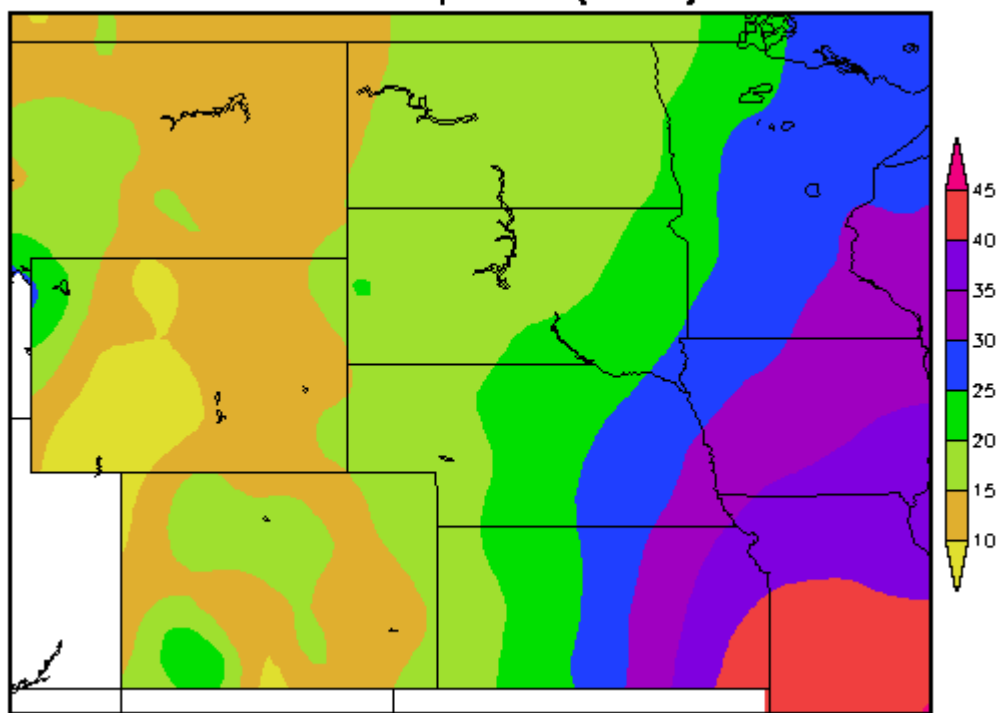
NEWELL, SOUTH DAKOTA

Period of Record Monthly Climate Summary

Period of Record: 9/ 1/1920 to 12/31/2010

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average Max. Temperature (F)	30.1	34.8	43.3	57.2	67.6	77.2	86.8	85.7	74.7	61.7	44.7	34.0	58.1
Average Min. Temperature (F)	6.9	11.0	19.8	31.6	42.4	52.0	58.2	56.1	45.2	33.3	20.7	10.5	32.3
Average Total Precipitation (in.)	0.37	0.38	0.82	1.63	2.76	3.05	1.95	1.31	1.15	1.08	0.56	0.33	15.39
Average Total Snowfall (in.)	5.0	4.5	6.6	2.6	0.8	0.0	0.0	0.0	0.1	1.5	3.4	4.6	29.2
Average Snow Depth (in.)	1	2	1	0	0	0	0	0	0	0	0	1	1

Annual Precipitation (inches)



High Plains Climate Center

MINERAL RIGHTS

Any and all mineral rights associated with the property owned by Seller, if any, shall transfer to Buyer at day of closing.



Corrals



Storage shed

SOILS

The soils found on the Collins Ranch consist of the following:

- Hisle-Slickspots complex
- Kyle-Pierre clays
- Pierre clay
- Slickspots-Wasa complex
- Swanboy-Slickspots complex
- Twotop clay
- Winler clay

COMMUNITY AMENITIES

Newell, South Dakota, population 603, has all the amenities of a small, rural community including a retail center with gas stations, convenience stores, grocery store, K-12 school system, and a part-time medical clinic. Major employers include the Belle Fourche Irrigation District and Butte Electric Coop.

Butte County has an estimated population of 10,118. Belle Fourche is the largest town in Butte County and is the county seat. Belle Fourche, population 5,594, is considered one of the West's most important livestock trading and shipping centers. Even today, its wool shipping warehouses are still the largest in the United States. It is also known as the center of the bentonite-mining industry. The city's western heritage can still be found in its downtown area's architecture where many of the buildings now contain outstanding antique shops. Situated on the rim of the northern Black Hills, Belle Fourche is laced by rivers that come together to form western South Dakota's largest reservoir at Orman Dam. It is also home to one of America's premier rodeos, the Black Hills Roundup, which is held each July.

Spearfish, South Dakota, population 10,494, reflects a classic turn-of-the-century character that the city strives to maintain through the efforts of its Historic Preservation Commission. Scattered along the city's main street are delightful boutiques, restaurants, and specialty shops. Spearfish is home to Black Hills State University which has an average of 3,800 students enrolled during the academic year. One of the university's many points of pride is that it has the largest teacher education program in the state of South Dakota. Situated at the mouth of the very scenic Spearfish Canyon, Spearfish is surrounded by Crow Peak, Spearfish Peak, and Lookout Mountain. The city skirts the Black Hills National Forest which provides endless outdoor recreational opportunities. It is only 45 minutes from the regional airport in Rapid City to downtown Spearfish. For more information on the city of Spearfish, please visit <http://www.spearfish.sd.us/>.

Sturgis, South Dakota, population 6,627, is often referred to as the Key City of the Black Hills. It is also home of the world famous Sturgis Motorcycle Rally which is held the first full week of August. For more information about the city of Sturgis, please visit <http://www.sturgis-sd.org/>.

Rapid City, the county seat for Pennington County, is located 68 miles from the ranch. 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.

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

The Belle Fourche Municipal Airport is located four (4) miles north of the city. Additional information and data:

- Hard Surface Runway is 60' X 4,501'
- Field Elevation 3,191
- GPS Approaches
- Fuel Available: AVGAS ONLY
- For more information, visit <http://www.acukwik.com/airportinfo/KEFC>.

The Black Hills Airport in Spearfish is located five (5) miles east of the city. Additional information and data:

- Hard Surface Runway is 75' X 6,401'
- Field Elevation 3,933'
- GPS NDB Approaches
- Fuel Available: AVGAS JET
- For more information, visit <http://www.acukwik.com/AirportInfo/KSPF>.

The Rapid City Regional Airport is located 8 miles southeast of the Rapid City, South Dakota. This is a commercial airport offering daily flights from Allegiant Air, American, Delta, and United. For specific information about the airport, flight schedules, amenities as well as relevant links about Rapid City and the surrounding area, visit <http://www.rcgov.org/Airport/pages>.

RECREATIONAL RESOURCES

Orman Dam is located approximately 20 miles west of the ranch and offers fishing, boating, and water skiing opportunities. Hunting opportunities include mule deer, whitetail deer, antelope, and pheasant.

For the outdoor enthusiast, there is an abundance of wildlife as well as endless possibilities for hiking, camping, cross-country skiing, rock climbing, and snowmobiling throughout the area. Several well-known area attractions are close to the ranch and include The Black Hills, Mount Rushmore, Deadwood, Terry Peak Ski Area, Devil's Tower, Wind Cave National Park, and the Crazy Horse Monument.

REAL ESTATE TAXES

The annual real estate taxes on the Collins Ranch are approximately \$975.



OFFERING PRICE

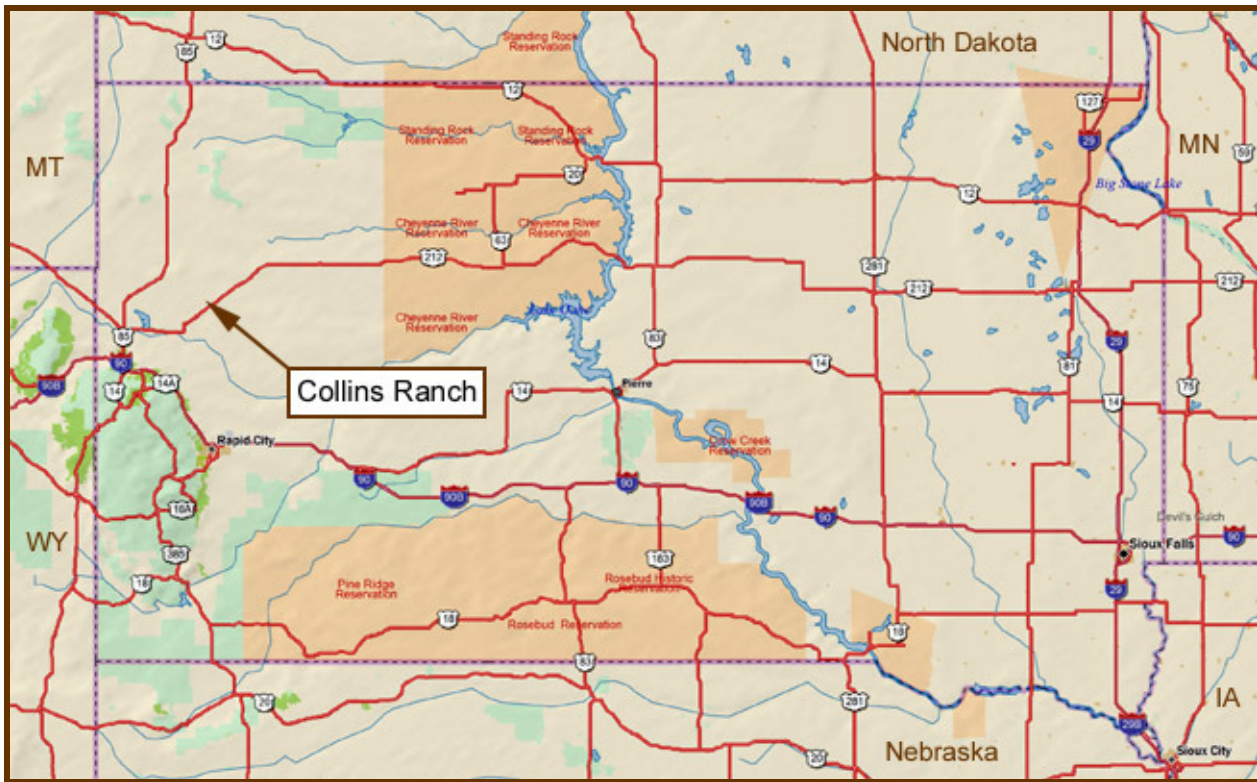
The offering price for the Collins Ranch is \$290,000.00 (Two Hundred Ninety Thousand Dollars).

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). Should a Buyer also desire to use an exchange in order to acquire the ranch, the Seller will cooperate as long as they do not risk incurring any additional liability or expense.

CONDITIONS OF SALE

- I. All offers shall be:
 - A. in writing;
 - B. accompanied by an earnest money deposit check in the minimum amount of \$43,500 (Forty Three Thousand Five Hundred 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 either 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: Wyoming 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.**

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



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NOTES

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