



CLARK & ASSOCIATES
LAND BROKERS, LLC

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



Beets Headquarters Ranch
Newell, Butte County, South Dakota

The Beets Headquarters Ranch provides an excellent opportunity to own a great headquarters for a cattle or horse operation.

LOCATION & ACCESS

The Beets Headquarters Ranch is located 10 miles northwest of Newell, South Dakota. To access the ranch, travel five miles north on Highway 85, then five miles west on N Missile Road, then two miles south on Winkler Road or; head seven miles west on Orman Road, then one and one-half miles north on Riley Road, then one mile east on Adams Road.

Several towns and cities in the area are in close proximity to and easily accessed from this Butte County ranch.

Newell, SD (population 600)	10 miles southeast
Belle Fourche, SD (population 5,594)	30 miles southwest
Spearfish, SD (population 10,494)	40 miles southwest
Sturgis, SD (population 6,627)	45 miles south
Deadwood, SD (population 1,270)	60 miles southwest
Rapid City, SD (population 67,956)	65 miles southeast

SIZE & DESCRIPTION

The Beets Headquarters Ranch consists of 1,396.81± deeded acres. There are 348 acres of irrigation water plus over 200 acres of dryland fields with the balance being creek bottoms and upland pasture.

The ranch has a good feed base and excellent winter protection with numerous windbreaks scattered across the property.



OPERATIONS

The property has been utilized for feed production as well as for the wintering and calving of a cattle operation. Numerous steel windbreaks are scattered across the property. The owner has been wintering around 300 to 350 cows along with bulls and replacement heifers; however, the ranch is capable of wintering more livestock.

WATER

Horse Creek, a mostly live-water creek, meanders through the property and provides a source of livestock water in the winter and spring and habitat for wildlife. The Butte/Meade Sanitary Water District rural water system provides quality water for both domestic and livestock uses.

Irrigation water is provided by the Belle Fourche Irrigation District. The 2015 water charges from the District totaled \$8,121.72.





IMPROVEMENTS

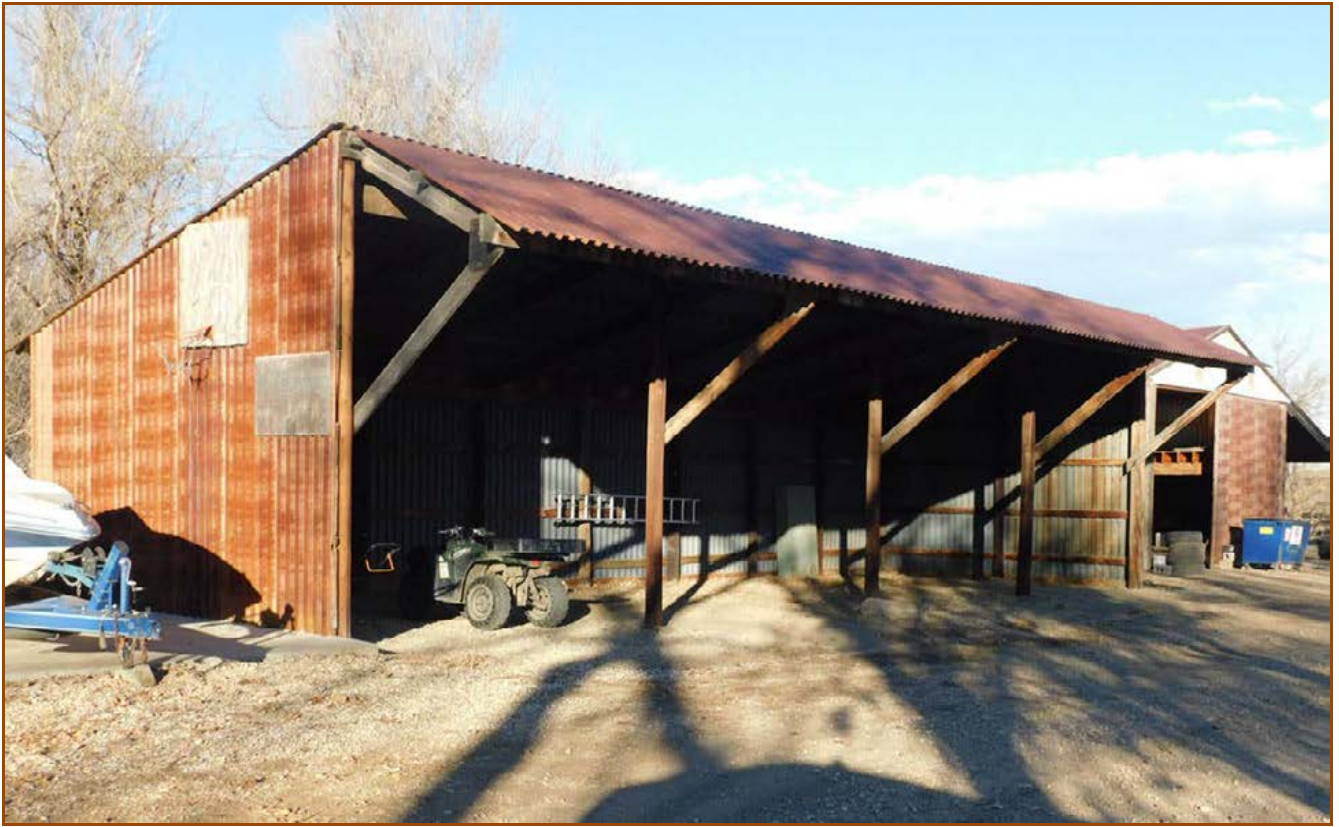
The Beets Headquarters Ranch includes a full set of buildings. The stone house was built around 1910 and has one bedroom and one bathroom on the main level and two bedrooms and a bathroom on the upper level. Other buildings include a machine shed/shop, an open-front storage shed, several livestock barns, and working corrals and pens.

UTILITIES

- Electricity - Butte Electric
- Water - Butte/Meade Sanitary Water District, Horse Creek, North Canal
- Telephone - West River Telephone
- Internet - Fiber Optic Cable from West River Telephone

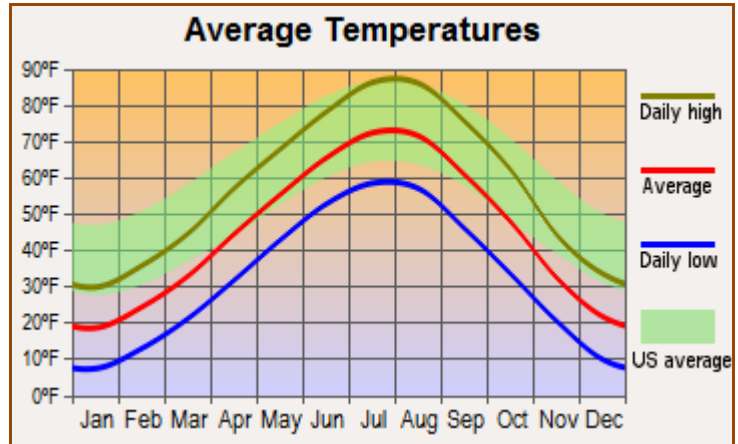
REAL ESTATE TAXES

.According to the Butte County Treasurer, the 2015 real estate taxes due in 2016 total \$4,479.78.



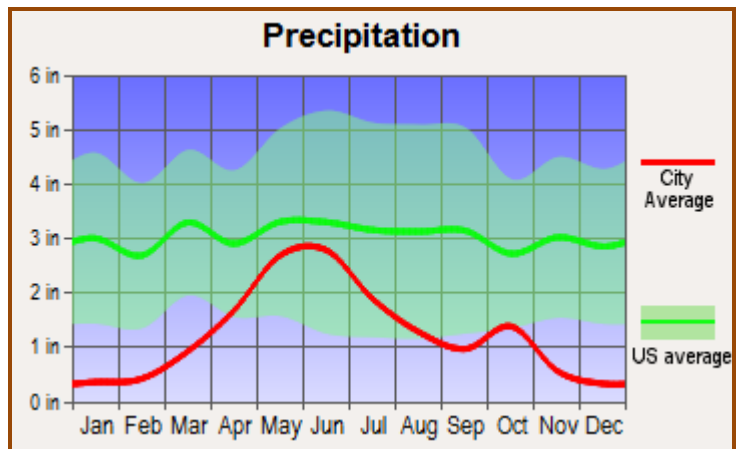
CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Newell, South Dakota area is approximately 15.6 inches including 32 inches of snowfall. The average high temperature in January is 31 degrees, while the low is 17 degrees. The average high temperature in July is 87 degrees, while the low is 58 degrees. The charts to the right are courtesy of www.city-data.com.



COMMUNITY AMENITIES

Newell, South Dakota was founded in 1910. There are around 646 people who live in Newell and approximately 9,094 people live in Butte County. Amenities in Newell include a K-2 school system, restaurants, convenience stores, grocery store, and other businesses. Butte Electric, the Belle Fourche Irrigation District and the Butte/Meade Sanitary Water District all have offices in Newell. A nine-hole golf course is located just west of town.



Belle Fourche, South Dakota, population 5,594, is steeped in history and located on the northern edge of the Black Hills. This one time gold rush and rendezvous town is now home to one of the largest livestock markets in the area as well as a K-12 school, numerous restaurants, two grocery stores, several professional services, two lumber yards, ag supply stores, parts stores, auto dealers, farm machinery dealers, numerous banks and several other businesses. Located just north of I-90 on Highway 85 at the Center of the Nation, Belle Fourche is known as the northern gateway to the Black Hills. For more information about this area, please visit <http://www.bellefourche.org>.

MINERAL RIGHTS

All mineral rights, if any, will be retained by the Seller.



AIRPORT INFORMATION

Rapid City, South Dakota: The Rapid City Regional Airport is located eight miles southeast of Rapid City, South Dakota. This is a commercial airport offering daily flights from Allegiant Air, Delta, United, and Northwest Airlines. 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>.

Belle Fourche, South Dakota: The Belle Fourche Municipal Airport is located four 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

Spearfish, South Dakota: The Black Hills Airport in Spearfish is located five 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

RECREATION & WILDLIFE

The ranch is home to Antelope, Whitetail Deer, Turkey and other wildlife to include coyote, birds of prey and other birds. Horse Creek provides habitat and water for wildlife year-round.

For the outdoor enthusiast, the region provides 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 include The Black Hills, Mount Rushmore, Deadwood, Terry Peak Ski Area, Devil's Tower, Wind Cave National Park, and the Crazy Horse Monument.



OFFERING PRICE

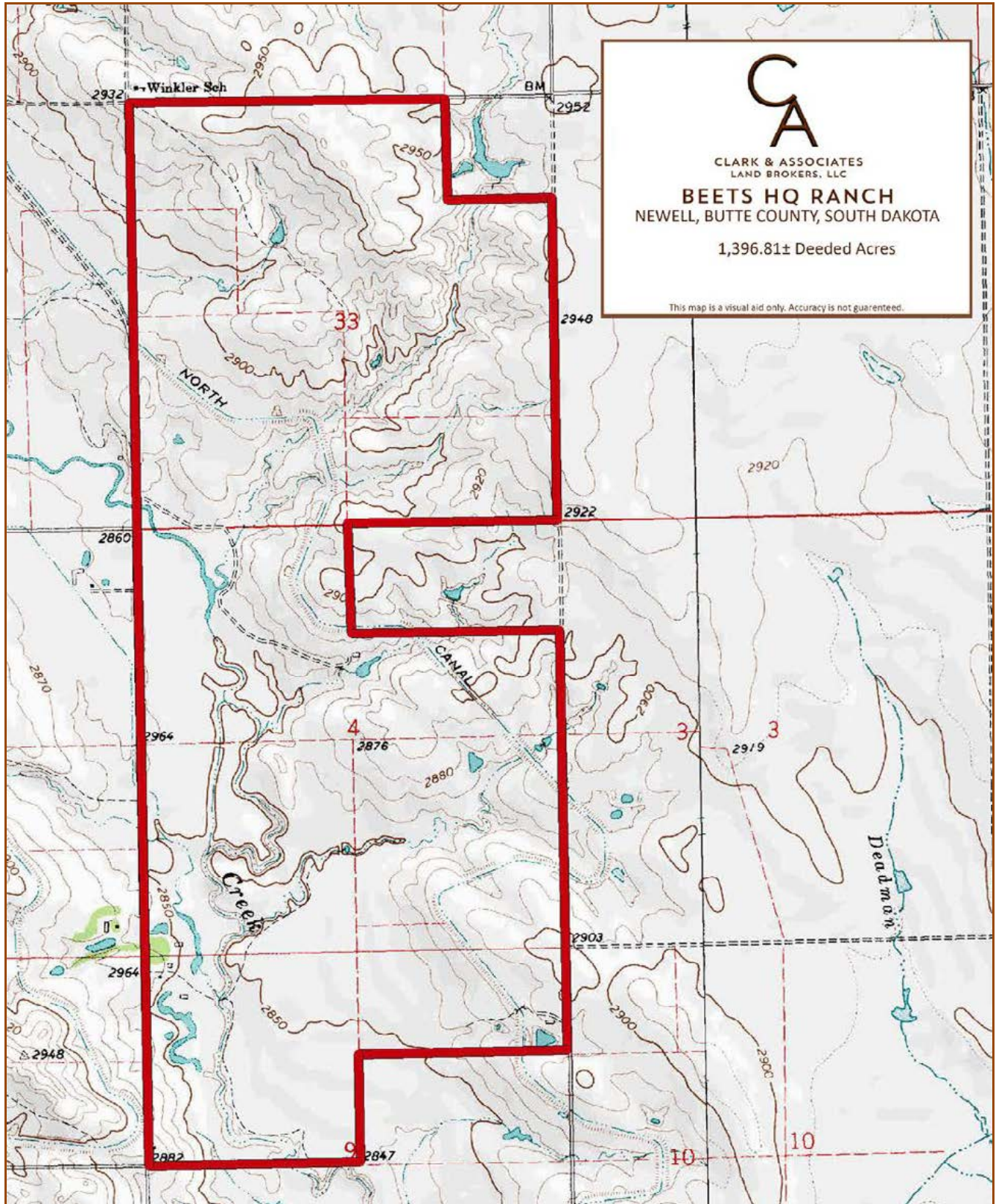
Price Reduced to \$1,700,000

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 \$95,000.00 (Ninety Five 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.

BEETS HQ TOPO MAP



BEETS HQ ORTHO MAP



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



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Licensed in SD, WY, MT & NE

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REAL ESTATE RELATIONSHIPS DISCLOSURE

(This document is NOT a contract between you and this firm. This document is being provided to you as a consumer as you have not indicated to this agent you are a client with a written contract to another real estate firm).

As required by South Dakota Law, each firm has a responsible broker who must provide a written disclosure of the specific agency/brokerage relationships their firm may establish **PRIOR** to their agent discussing your confidential buying, selling, or leasing objectives of real estate or business opportunity. The following agency relationships are permissible under South Dakota law.

The office policy of Clark & Associates Land Brokers, LLC (firm) is to provide the relationships marked. This disclosure was provided by Ronald L Ensz_____ (agent) on behalf of Cory Clark (responsible broker).

When all agents of this firm represent only you:

☐ **Single Agency** is when a firm and all of its agents represent **only** you and advocate for **only** your interests during a transaction. If at any time during the transaction any agent of the same firm represents both you and the other party, limited agency applies.

When only individually named agent(s) of this firm represents you:

☐ **Appointed Agency** is when a responsible broker names a specific agent(s) of the firm to represent **only** you and advocate for **only** your interests during a transaction. Agents within the firm who have not been specifically appointed do not represent you and cannot advocate for your interests. If at any time during the transaction the responsible broker or a non-appointed agent within the firm represents the other party, limited agency applies to the responsible broker. If at any time during the transaction your appointed agent(s) represents both you and the other party, limited agency applies.

When all agents of this firm represents both purchasers and owners:

☐ **Limited Agency** is when a firm represents both sides to a transaction and no agent within the firm solely represents you or solely advocates for your interests. Limited agency **may only occur** with prior written permission from both sides to a transaction. Within limited agency, the limited agent is required to represent the interests of you and the other party equally, and the agent cannot disclose your confidential information to the other party unless legally required to by law.

When a broker does not represent either party to a contract:

☐ **Transaction Brokerage** is when a broker or agent assists one or more parties with a real estate transaction without being an agent or advocate for the interests of any party to the transaction.

Acknowledgment: I have been provided a copy of this disclosure indicating the brokerage and agency relationships offered by this firm. If this is a residential transaction, I also acknowledge the agent has given me a copy of the Consumer Real Estate Information Guide in booklet/printed format, or, if not provided, I authorize the agent to provide the guide electronically, as an attachment or link, to access the electronic version of the guide, at _____(e-mail).

Signature(s) _____ Date _____

When you choose **not** to have an agency relationship with a firm:

I acknowledge the firm/agent named above does not represent me as a client. If I am a customer to a real estate transaction I understand the firm/agent may be acting as an agent for the other party of the transaction.

Signature(s) _____