



CLARK & ASSOCIATES
LAND BROKERS, LLC

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



Beets Two Tops Ranch
Belle Fourche, Butte County, South Dakota

6,735 acres of productive summer grazing ranch for yearlings or cow-calf pairs.

LOCATION & ACCESS

The Ranch is located twenty five miles northeast of Belle Fourche, South Dakota. To access the ranch, travel north of Belle Fourche twenty five miles on Highway 85 to the gate and shipping corrals.

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

Belle Fourche, SD (population 5,594)	25 miles southwest
Spearfish, SD (population 10,494)	35 miles southwest
Sturgis, SD (population 6,627)	50 miles south
Deadwood, SD (population 1,270)	55 miles south
Rapid City, SD (population 67,956)	85 miles southeast

SIZE & DESCRIPTION

The Beets Two Tops Ranch consists of 4,088.20± deeded acres, 2,007± BLM lease acres, and 640± acres of South Dakota School and Public Lands lease for a total of 6,735 acres. The Beets Two Tops Ranch provides an excellent opportunity to own a productive summer grazing ranch for yearlings or cow-calf pairs.

Willow Creek and Horse Creek, seasonal creeks, meander through the property. A deep well, 3,590 feet, provides livestock water with pipelines and tanks throughout the property. Additionally, the property has numerous dams and dugouts scattered to all of the pastures throughout the property along with several seasonal drainages crossing the property.

The terrain is mostly gently rolling with some rougher areas along the seasonal creeks.

LEASE INFORMATION

The BLM lease consists of 2,007± acres with an allocation of 497 AUMs at a cost of \$2.11/AUM or \$1,049 per year. The cost of the 640± acres of South Dakota School and Public Lands lease is \$2,272 per year. The lessee is also required to pay the real estate taxes on the State land, estimated at \$850 per year.

Any and all leases associated with the subject property, upon approval of the appropriate agency, will transfer to Buyer. Seller agrees to relinquish all rights to any and all leases at day of closing.

CARRYING CAPACITY / OPERATIONS

The property has been utilized for summer grazing for yearlings and cow-calf pairs. The ranch is fenced into five pastures. The owner rates the ranch to run 300 to 330 pairs for 5.5 months.

“Carrying capacity can vary due to weather conditions and management practices. Interested parties should conduct their own analysis.”

LIVESTOCK AND DOMESTIC WATER

A deep well, 3,590 feet, provides livestock water with pipelines and tanks throughout the property. According to the Well Completion Report, the well was drilled in 2003 and was air lift pumped at 45 gallons per minute (GPM). There are numerous dams and dugouts scattered across the property. Additionally, several seasonal drainages cross the property providing seasonal water.



IMPROVEMENTS

The Beets Two Tops Ranch includes a set of working and shipping corrals located just off of Highway 85. As stated earlier, there is also a deep well with pipelines and tanks

UTILITIES

Electricity
Water

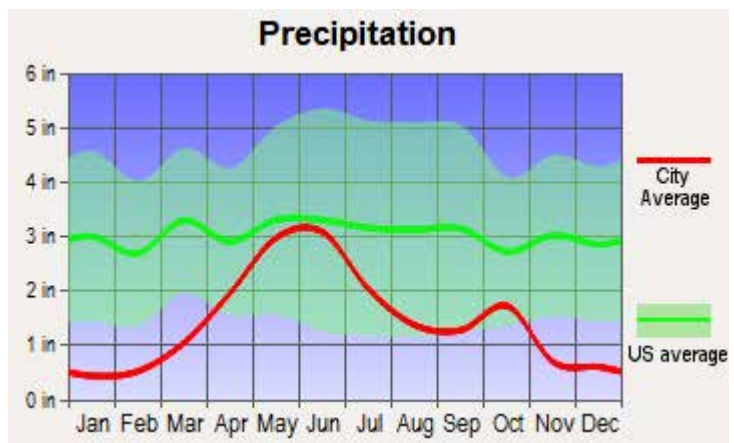
Butte Electric at the site of the well
Well, dams, dugouts and seasonal drainages

REAL ESTATE TAXES

According to the Butte County Treasurer, the 2015 real estate taxes due in 2016 total \$5,245.50.

CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Belle Fourche, South Dakota area is approximately 17.83 inches including 40.7 inches of snow fall. The average high temperature in January is 39 degrees, while the low is 14 degrees. The average high temperature in July is 90 degrees, while the low is 59 degrees. The charts to the right are courtesy of www.city-data.com

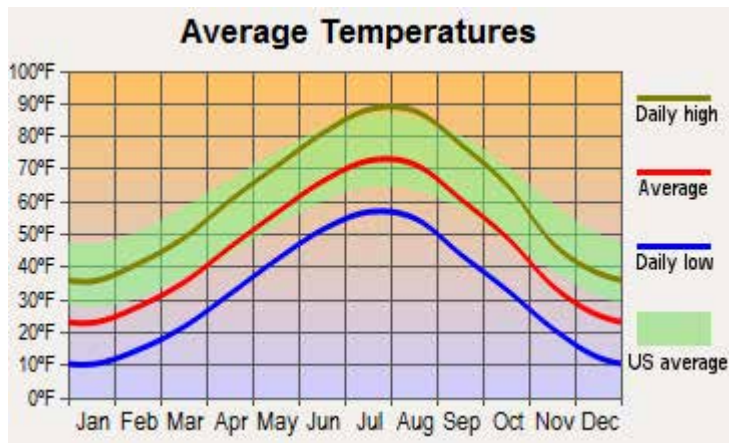


RECREATION & WILDLIFE

The rolling prairie with several drainages provides habitat for antelope and the occasional mule deer or whitetail deer. The ranch also provides the opportunity for four-wheeling or trail riding across great expanses of native rangeland.

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.



MINERAL RIGHTS

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

COMMUNITY AMENITIES AND THE SURROUNDING AREA

Belle Fourche, South Dakota is steeped in history and located on the northern end 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>.

Area airports include:

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:

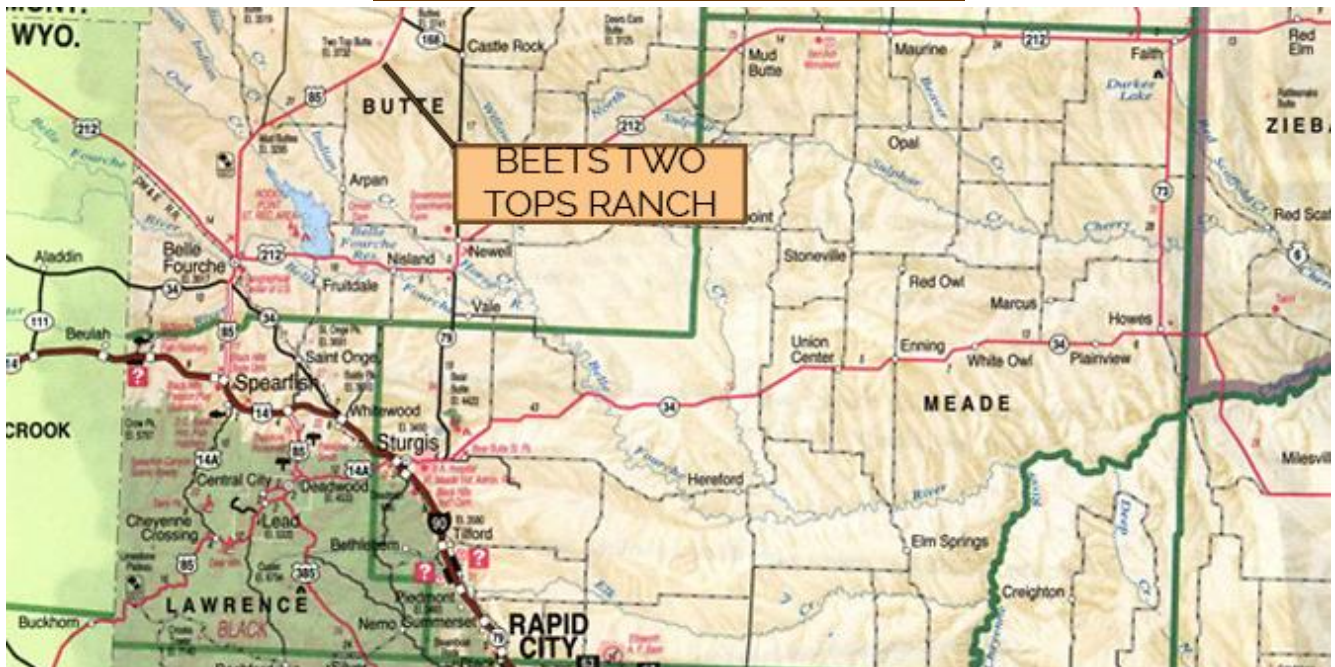
- Hard Surface Runway is 60' X 4,501'
- Field Elevation 3,191
- GPS Approaches
- Fuel Available: AVGAS ONLY

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

SOUTH DAKOTA LOCATION MAP





OFFERING PRICE

Price Reduced to \$2,300,000

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

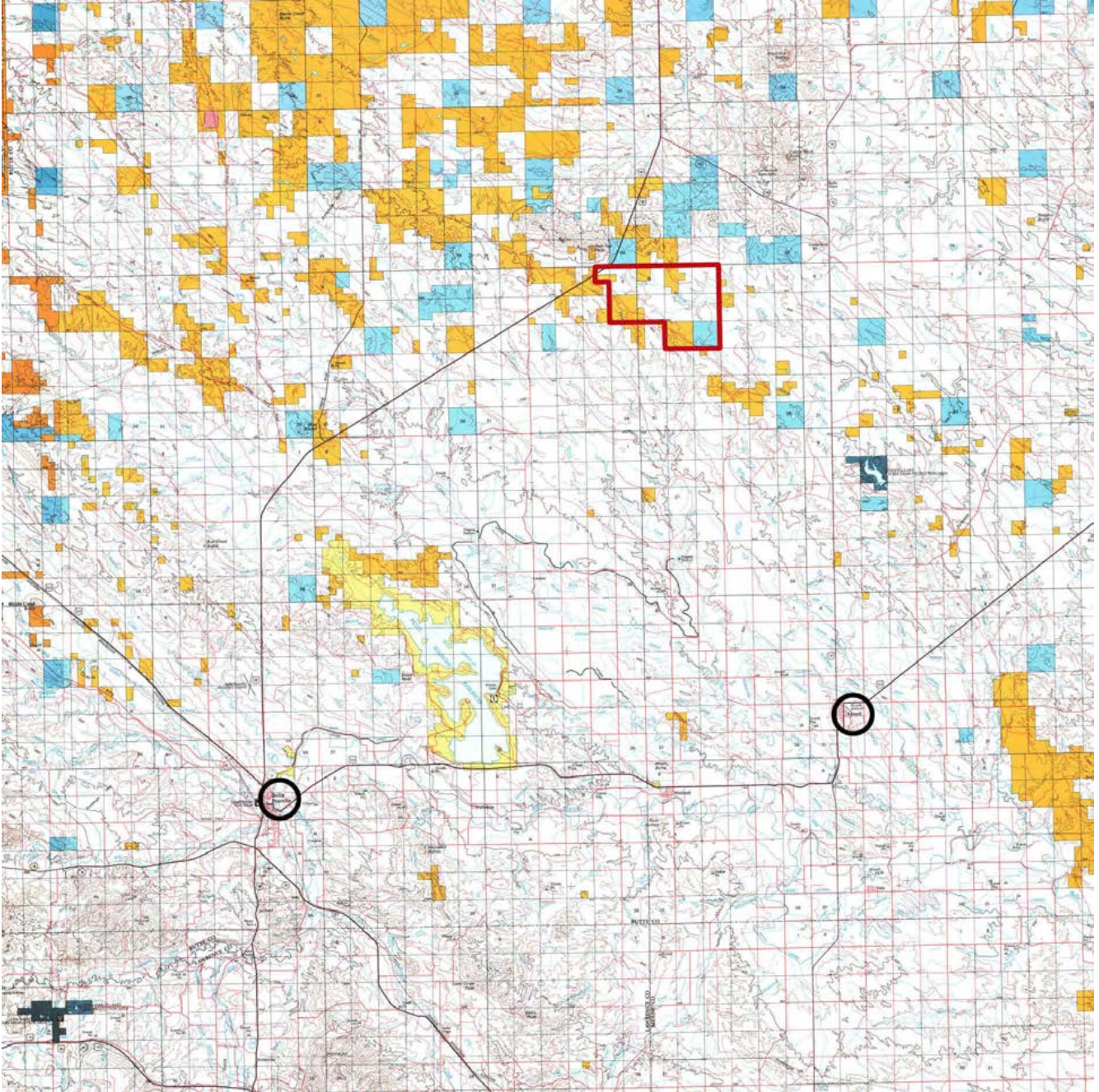
- I. All offers shall be:
 - A. in writing;
 - B. accompanied by an earnest money deposit check in the minimum amount of \$125,000.00 (One Hundred Twenty Five Thousand Dollars); and
 - C. be accompanied with the name, telephone number, and address of the Buyer's personal banker in order to determine 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.

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.

BEETS TWO TOPS RANCH MAP





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: 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.**

NOTES

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



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State Certified General Appraiser

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ensz@rushmore.com

Licensed in WY, MT, SD, & 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) _____