



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



MELLBERG HOMESTEAD RANCH

Sturgis, Meade County, South Dakota

BROKER'S COMMENTS

John B. Sutter and his wife, Maria, purchased the first 160 acres in fall 1897 for about \$4/acre. His only son, George, and his wife, Helmi, purchased the ranch from his four sisters in late 1924 after John B. passed. George and Helmi's daughter, Dorothy Sutter Mellberg inherited the ranch in 1980 after her mother Helmi passed. This ranch has been in the family for 120 years and is registered as a "Century Farm" with the State of South Dakota. It is on the market for the first time in over 120 years.

LOCATION & ACCESS

The Mellberg Homestead Ranch is located approximately five miles southeast of Sturgis, South Dakota. To access the ranch from Sturgis, travel about three miles east on Highway 34, then turn right (south) on Fort Meade Way for two miles. Property starts on your left. From Interstate 90, Exit 37, go one mile east on Pleasant Valley Road, then turn left (north) onto Fort Meade Way for two miles. Property will be on the right.

Several towns and cities in proximity to the property include:

- | | |
|--|--------------------|
| • Sturgis, South Dakota (population 6,832) | 5 miles northwest |
| • Spearfish, South Dakota (population 11,531) | 26 miles northwest |
| • Deadwood, South Dakota (population 1,264) | 20 miles west |
| • Rapid City, South Dakota (population 74,048) | 35 miles southeast |



DESCRIPTION

The Mellberg Homestead Ranch consists of 320± deeded acres. You will love the romance of this easily accessed Black Hills ranch. Bring your horses and cattle and enjoy country living with easy access to Sturgis, Rapid City, Spearfish and Deadwood. There are no covenants placed on the property.

The property includes 116 acres of cropland, presently in alfalfa, with the balance being rolling pasture and timbered seasonal Alkali Creek. The creek runs west to east through the property and provides protection for livestock as well as excellent habitat for wildlife.

Alkali Creek is timbered with an abundance of oak trees. The creek creates a park-like setting near the house. There are numerous potential building sites with views of the Black Hills, Bear Butte, and Alkali Creek.



WATER RESOURCES

- One domestic flowing well
- Bear Butte Valley Inc, a rural water system, has a water line near the northwest corner of the property.
- Livestock water is from the flowing well and seasonal Alkali Creek.

IMPROVEMENTS

Improvements on the Mellberg Homestead Ranch include a modest ranch-style house. The house was built in 1960 with 1,044 square feet with two bedrooms and one bathroom on the main level. There are several vintage barns and buildings on the property.



UTILITIES

Electricity – Butte Electric

Gas/Propane – Several Local Providers

Communications – Verizon and AT&T are the primary cell service providers

Water – Private flowing well. Bear Butte Valley, Inc water lines are nearby.

Sewer – Septic System and Drain Field

REAL ESTATE TAXES

According to the Butte County treasurer's office, the real estate taxes for 2016, due in 2017, total \$1,934.22.

COMMUNITY AMENITIES

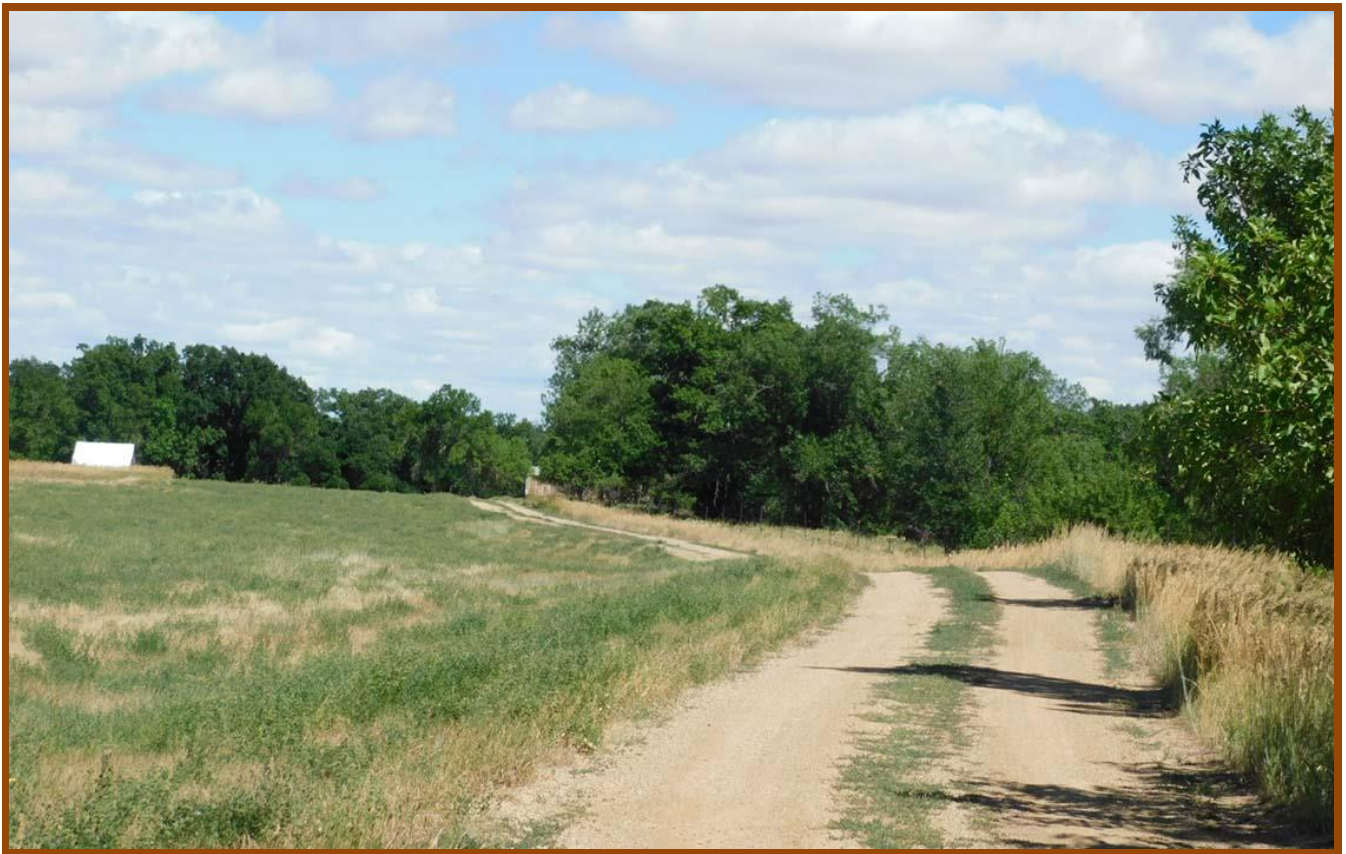
Sturgis, South Dakota:

Sturgis was founded in 1878. It was originally named Scooptown, because many of the residents "scooped up" their pay from nearby Fort Meade. Its name was later changed to Sturgis in honor of the Civil War Union General Samuel D. Sturgis. In 1889, Sturgis was designated as the county seat of the newly formed Meade County.

Sturgis is notable as the location of one of the largest annual motorcycle events in the world, which is held on the second full week of August every year. Motorcycle enthusiasts from around the world flock to this town during the Sturgis Motorcycle Rally.

Located in the foothills of the Black Hills, the community is an outdoor recreational paradise for not only thousands of tourists a year, but also its 6,800 residents that are fortunate enough to call Sturgis home.

Sturgis is also proud to be the home to a diverse commercial, retail, professional, medical and service community.



AIRPORT INFORMATION

Sturgis, South Dakota:

The Sturgis Airport is located four miles east of Sturgis.

Additional information and data:

- Hard Surface Runway is 75' x 5,100'
- Field Elevation 3,255'
- Fuel Available: 100LL, JET-A

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>.

Spearfish, South Dakota: The Black Hills Airport in Spearfish is located five miles east of the city.

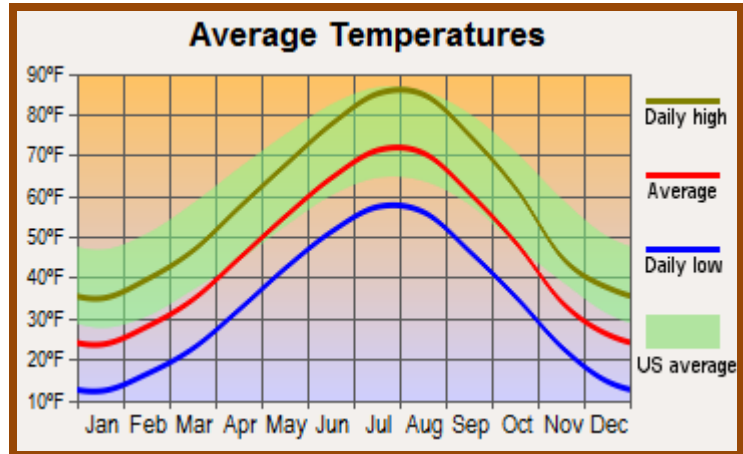
Additional information and data:

- Hard Surface Runway is 75' X 6,401'
- Field Elevation 3,933'
- GPS NDB Approaches
- Fuel Available: AVGAS JET



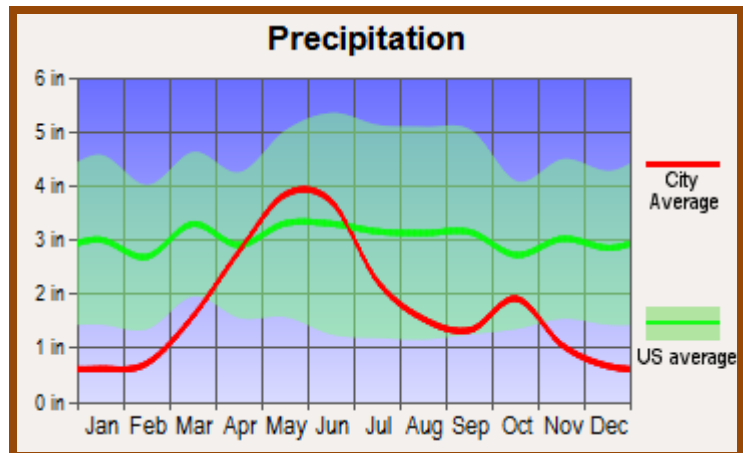
CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Sturgis, South Dakota area is approximately 21.1 inches including 40.0 inches of snow fall. The average high temperature in January is 38 degrees, while the low is 16 degrees. The average high temperature in July is 87 degrees, while the low is 60 degrees. The charts to the right are courtesy of www.city-data.com



RECREATION & WILDLIFE

World renowned for being one of the largest tourist destinations in the Nation, the Black Hills and surrounding area are home to some of the best recreational opportunities in every season. Activities in the area include hunting, fishing, snowmobiling, downhill skiing, cross country skiing, horseback riding, mountain biking, hiking, rock climbing, camping, four-wheeling, golf, and rodeos just to name a few.



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

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.

OFFERING PRICE

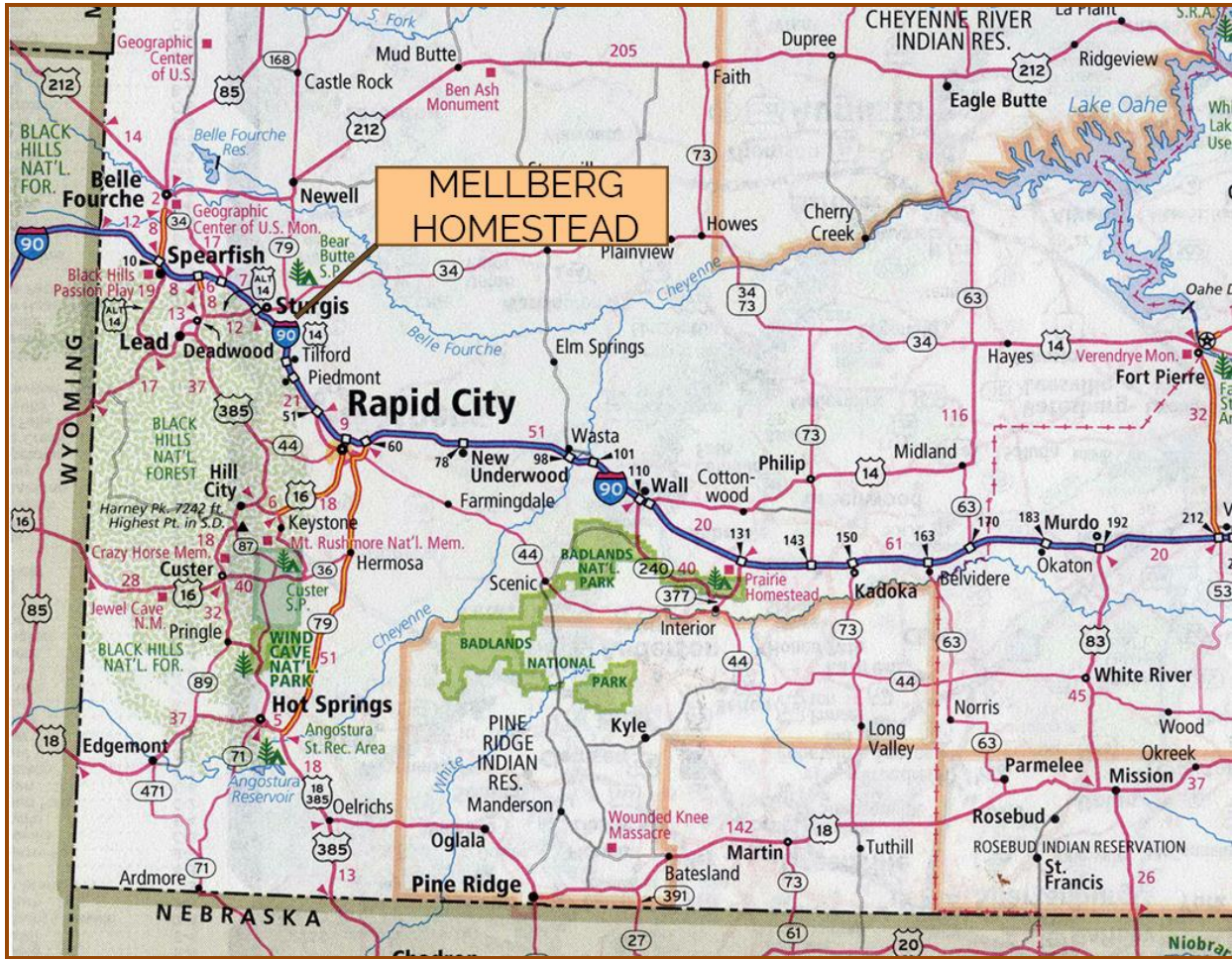
Price Reduced to \$1,150,000

CONDITIONS OF SALE

- I. All offers shall be:
 - A. in writing;
 - B. accompanied by an earnest money deposit check in the minimum amount of \$65,000 (Sixty-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.



STATE LOCATION MAP

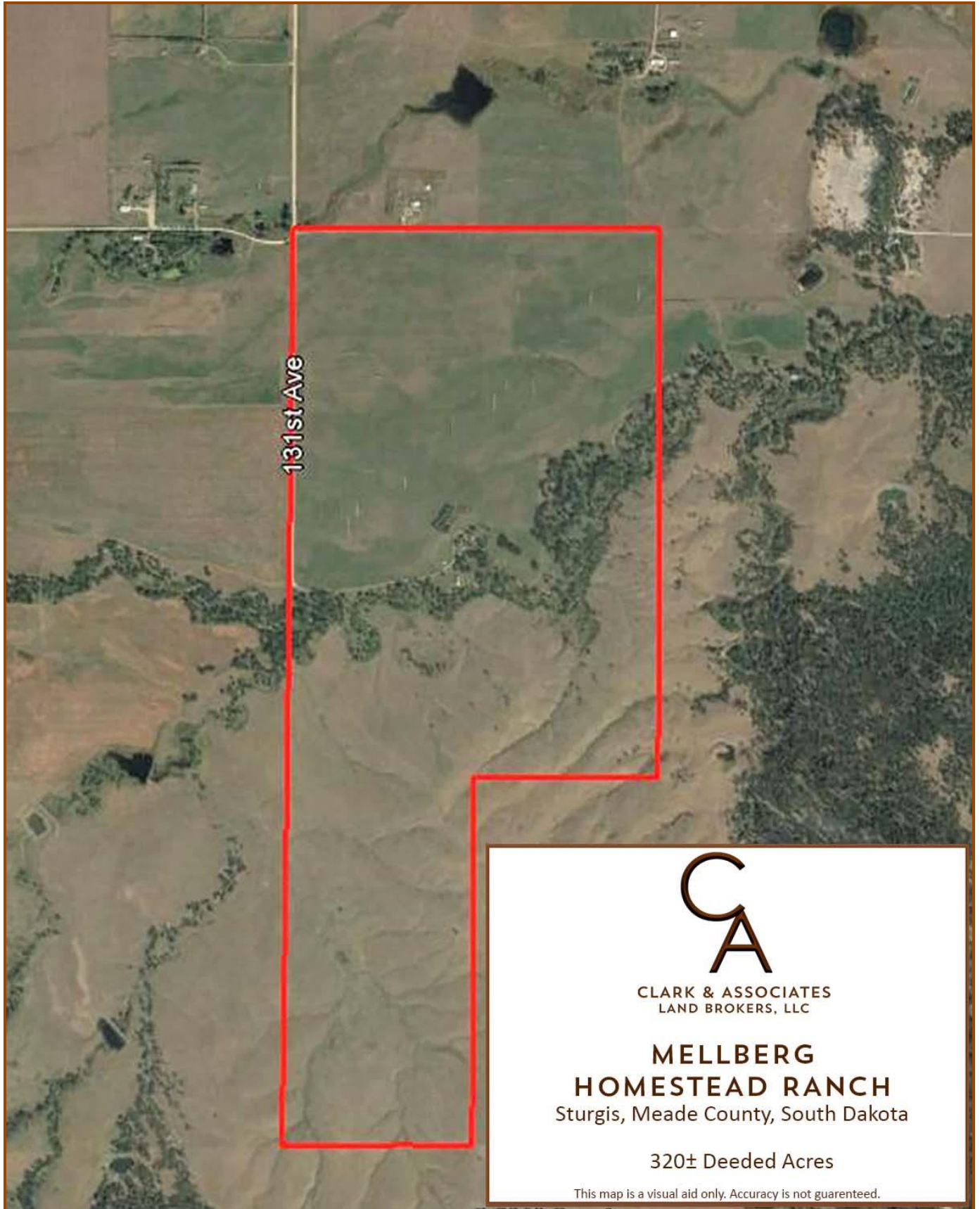


Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed 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: SD 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

MELLBERG HOMESTEAD RANCH ORTHO MAP



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



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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) _____