



CLARK & ASSOCIATES  
LAND BROKERS, LLC

Specializing in Farm, Ranch, Recreational & Auction Properties

*Proudly Presents*



## ***INDIAN CANYON RANCH***

***Fall River County, South Dakota***

*Exquisite beauty is found throughout this approximately 1,450 acre ranch.*

## LOCATION & ACCESS

The Indian Canyon Ranch is located on the southern edge of the Black Hills in southwestern South Dakota. It is easily accessed from Hot Springs, South Dakota which is located approximately 23 miles northeast of the ranch. From Hot Springs, travel south on Highway 71 for approximately 17 miles, then turn west on to Indian Canyon Road, a well-maintained graveled county road. Travel for approximately 5.5 miles where you turn right on to a private road that leads to the ranch headquarters. There is a recorded easement for the two and a half mile private road. There is county road frontage along the southern boundary of the ranch for approximately one mile.

The following are distances to several towns and cities within the area:

Edgemont, South Dakota (population 774)	9 miles northwest
Hot Springs, South Dakota (population 3,711)	23 miles northeast
Rapid City, South Dakota (population 67,956)	80 miles northeast
Chadron, Nebraska (population 5,851)	75 miles southeast
Newcastle, Wyoming (population 3,532)	66 miles northwest
Lusk, Wyoming (population 1,567)	78 miles southwest
Deadwood, South Dakota (population 1,270)	105 miles north



*The Cheyenne River flows through the ranch providing water for livestock and wildlife.*



## SIZE & DESCRIPTION

1,000± Deeded Acres

450± Acres BLM Lease

1,450± Total Acres

With scenic views of the Black Hills to the north, the Indian Canyon Ranch lies in one contiguous block. The Cheyenne River flows through the ranch for approximately 3/4 of a mile providing water and natural protection for livestock and wildlife. There is a variety of topography including canyons and ravines set among grass-covered meadows and hillsides covered with pine and cedar trees. Additional protection is found throughout the ranch from the canyons and ravines along with the pine and cedar tree-covered ridges.

The ranch elevation ranges from approximately 3,300 to 3,586 feet above sea level. The soil is primarily a clay type, which produces excellent species of hardy grasses, including Native Gramma, Buffalo, and Western Wheat grasses. Exterior fences are four strands of barbed-wire and the interior fences are three to four strands of barbed-wire, all of which are represented to be in excellent condition.



## OPERATION & CARRYING CAPACITY

The Indian Canyon Ranch is a quality grass ranch with a variety of species of hard grasses, all high in protein, which are found in abundance throughout the property. Historically, the ranch has been utilized for summer grazing 125 to 150 head of yearling cattle for four and a half to five months. Stewardship of the land is evident in the well-designed rotation of livestock grazing in order to maximize the utilization of the land. *Note: carrying capacity can vary due to weather conditions and management practices. Interested parties should conduct their own analysis.*

## LEASE INFORMATION

The Bureau of Land Management lease, River Allotment No. 02971, consists of 450 acres and is rated for approximately 84 AUMs. This is a ten (10) year lease and is up for renewal in 2022. The BLM field office is located in Belle Fourche, South Dakota. At the present, the cost per AUM per fiscal year is \$1.35 or approximately \$113.40 per fiscal 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..



*Tucked away along the natural landscape sit a very comfortable residence and outbuildings.*

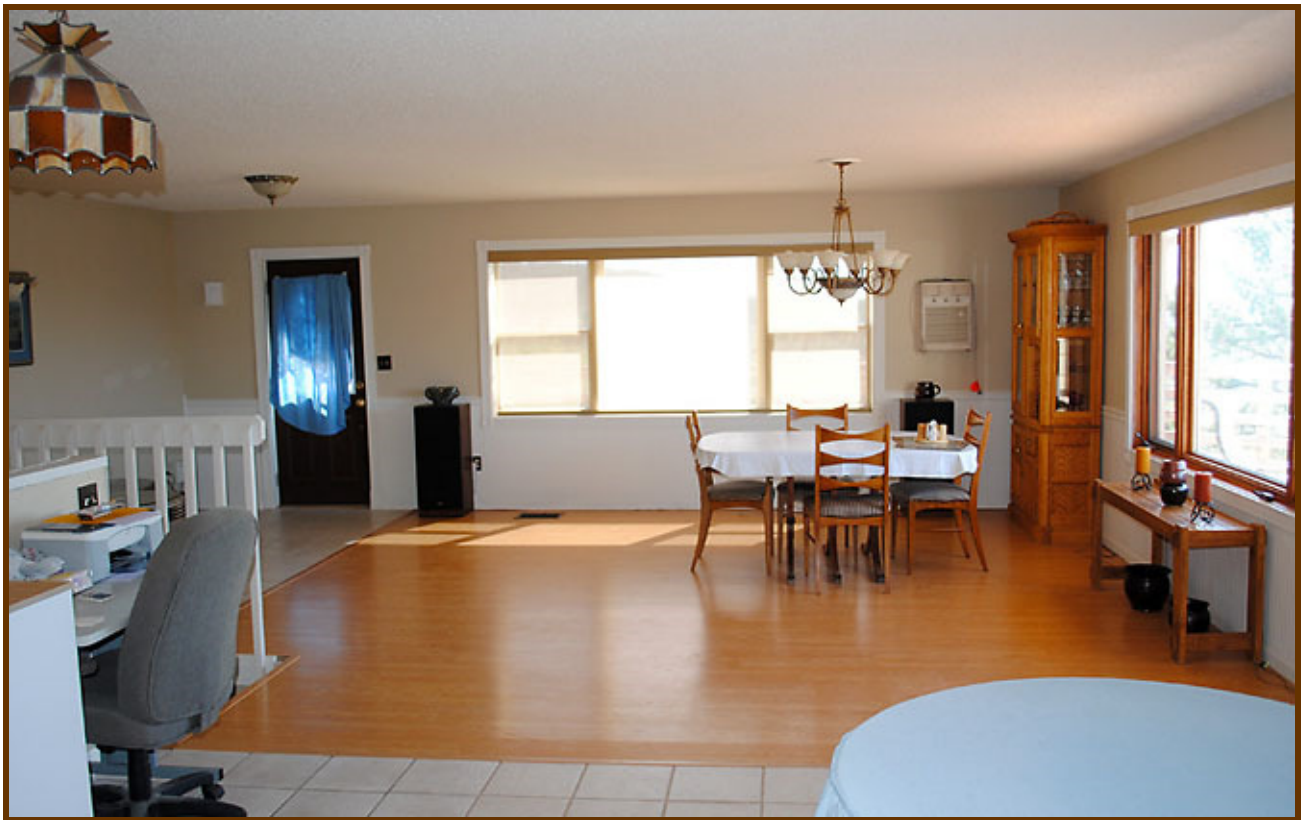
## IMPROVEMENTS

Improvements on the Indian Canyon Ranch include the following:

- A four bedroom, three bath home with approximately 2,800 sq. ft. of living space on two levels. The main level of the home includes two bedrooms, two full bathrooms, the kitchen, and living room. The finished, walkout basement includes laundry/utility room, two bedrooms, a full bath, and a sun room with soapstone stove. There is a patio located at the walkout basement and a deck on the main level that wraps around the southeastern corner of the house and is accessed from the dining room and kitchen. Electric heat is provided throughout the home and there is also a water softener located in the basement. Black Hills Coop provides electricity and Golden West Telephone provides telephone and hi-speed internet service.
- A 3,888 sq. ft. Morton building is located south of the house with corrals on the north and east sides. Two-thirds of the building is used as a barn and for storage. The remainder of the building is used as a garage/shop and has a concrete floor.
- The well on the property provides good drinking water to the house and the corrals. It is approximately 640 feet deep with a static water depth of 320 feet and produces 10 GPM.

(See page 16)





*Recently remodeled, 2,800 sq. ft. residence*







## REAL ESTATE TAXES

The real estate taxes in Fall River County are assessed at approximately \$2 per deeded acre or \$2,000 per year.

## WATER

In the event of a sale, all water rights permitted and adjudicated to the property shall be transferred to the buyers. A well located by the improvements provides water to the house and corrals. The depth of the well is 640 feet with static water level at 320 feet and produces 10 GPM (gallons per minute). A new pump was installed on this well in 2011. There is a second well on the ranch; however, there is no pump installed nor is it in use at this time.

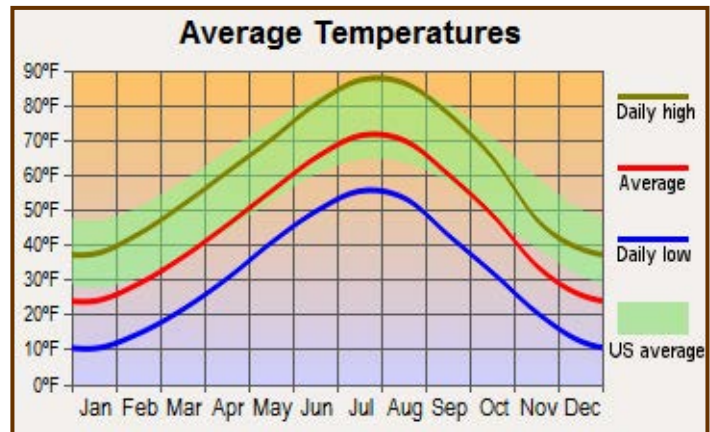
## MINERAL RIGHTS

The Owner has reserved any and all mineral rights associated with the property; therefore, no mineral rights shall transfer at the day of closing.



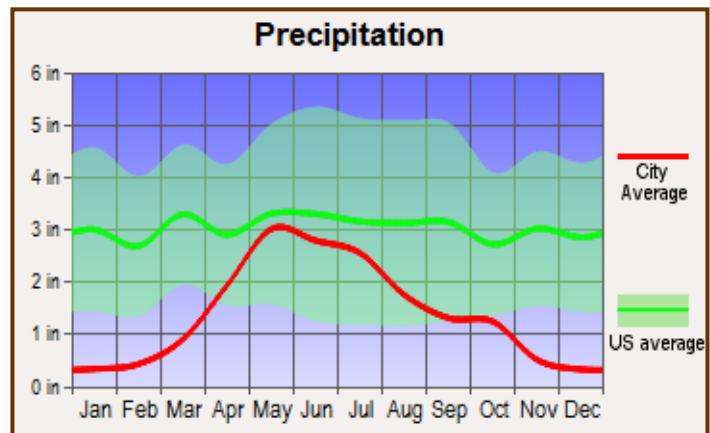
## CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Hot Springs, South Dakota area is approximately 17 inches including 35 inches of snow fall. The average high temperature in January is 38 degrees, while the low is 11 degrees. The average high temperature in July is 89 degrees, while the low is 57 degrees. The charts to the right are courtesy of [www.city-data.com](http://www.city-data.com).



## COMMUNITY AMENITIES

Hot Springs, South Dakota is the county seat for Fall River County and is located 23 miles northeast of the Indian Canyon Ranch. Known as the Southern Gateway to the Black Hills, Hot Springs is a friendly town with beautiful sandstone architecture and is home to Evans Plunge and its soothing natural hot springs. It is next door to several famous attractions such as America's Ice Age treasure, the Mammoth Site, and the Wild Horse Sanctuary where American mustangs roam free on 11,000 acres. Hot Springs is minutes away from Custer State Park, Wind Cave National Park, and is less than an hour from Mount Rushmore.



The Hot Spring's economy is supported by the U.S. Veteran's Administration Medical Center, the South Dakota State Soldier's Home, Art Advantage, county and state jobs, as well as several retail stores, restaurants, motel, banks, and a kindergarten through 12th grade school district. Bus service for school-age children is provided from the ranch.

Edgemont, South Dakota is located nine miles northwest of the Indian Canyon Ranch. The small, friendly western town offers all the amenities of a rural community: kindergarten through high school system, banks, restaurants, public library, museum, local airport and government offices. Primarily a ranching community, Edgemont also serves as a crew change location for the BNSF Railway. The town's location is ideal for the hunter, fisherman, or the vacationer as it is located within a short driving distance of all the major lakes, rivers, and tourist attractions in the Black Hills. Edgemont is also home to the southern trailhead of Mickelson Trail, which offers cycling, horseback riding and hiking through the beautiful Black Hills. For more information, please visit the Edgemont Chamber of Commerce's web site at <http://www.edgemont-sd.com>.





*The lush grass pastures provide ample feed for livestock and wildlife.*

Hot Springs, Rapid City, and Chadron, Nebraska all have airports which make air travel in the area very convenient. The following is information on each of these airports:

**Hot Springs, South Dakota:** The Hot Springs Airport is located five (5) miles southeast of the city. Additional information and data:

- Hard Surface Runway is 100' X 4,505'
- Field Elevation 3,150
- Pilot Controlled Lighting
- GPS Approach
- Fuel Available: AVGAS ONLY
- For more information, visit [www.acukwik.com/airportinfo/KHSR](http://www.acukwik.com/airportinfo/KHSR)

**Rapid City, South Dakota:** 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>.

**Chadron, Nebraska:** The Chadron Airport is located four miles west of the city. Additional information and data:

- Hard Surface Runway is 100' X 5,998'
- Field Elevation 3,298
- ILS GPS VOR Approaches
- Fuel Available: AVGAS JET
- For more information, visit [www.acukwik.com/airportinfo/KCDR](http://www.acukwik.com/airportinfo/KCDR)

## WILDLIFE & RECREATIONAL RESOURCES

Residential whitetail deer, mule deer, elk, wild turkeys, antelope, along with various upland game birds frequent the property. The topography and vegetation found throughout the property and in the surrounding area provide excellent habitat for the wildlife.

The Indian Canyon Ranch is located near Angostura Reservoir. This reservoir was created in 1949 when a dam built by the Bureau of Reclamation was completed. The reservoir's primary use is to provide irrigation water for crop production; however, the 138,761 acre foot lake provides excellent recreational opportunities for boating, fishing, and swimming. There are several concessionaire facilities such as a marina, lodges, floating convenience store, and a variety of campgrounds along the shores of Angostura Reservoir.

A world of adventure can be discovered throughout the area surrounding the Indian Canyon Ranch. The Black Hills National Forest, which encompasses 1.1 million acres, is located north of the ranch and consists of spectacular terrain and an abundance of wildlife. Outdoor activities include camping, hiking, mountain biking, horseback riding, rock climbing, fishing, and snowmobiling as well as skiing at the Terry Peak and Deer Mountain Ski Areas. Within a short drive of the ranch, you can visit many other sites and attractions in the Black Hills.



*Phenomenal views are found throughout the Indian Canyon Ranch.*





### OFFERING PRICE

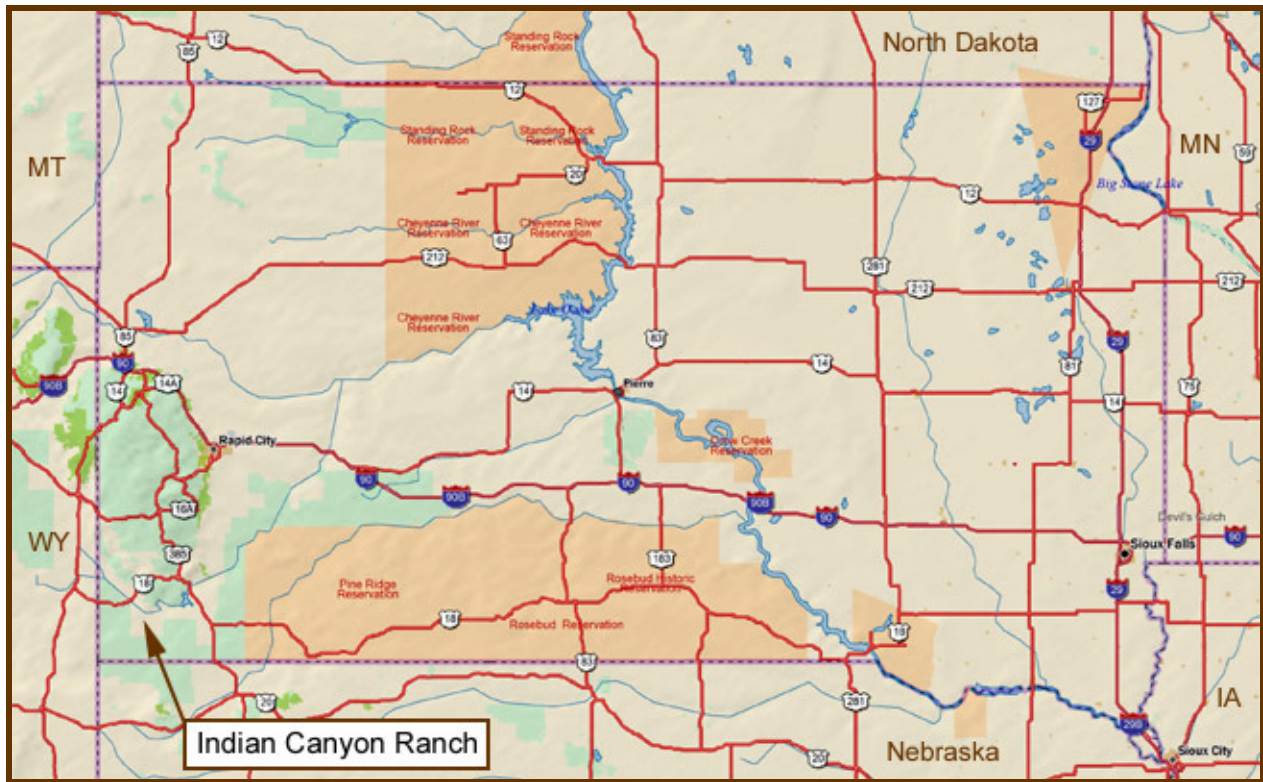
Price Reduced to \$975,000 or \$975 per deeded acre

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 thereunder 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 \$62,500; 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.

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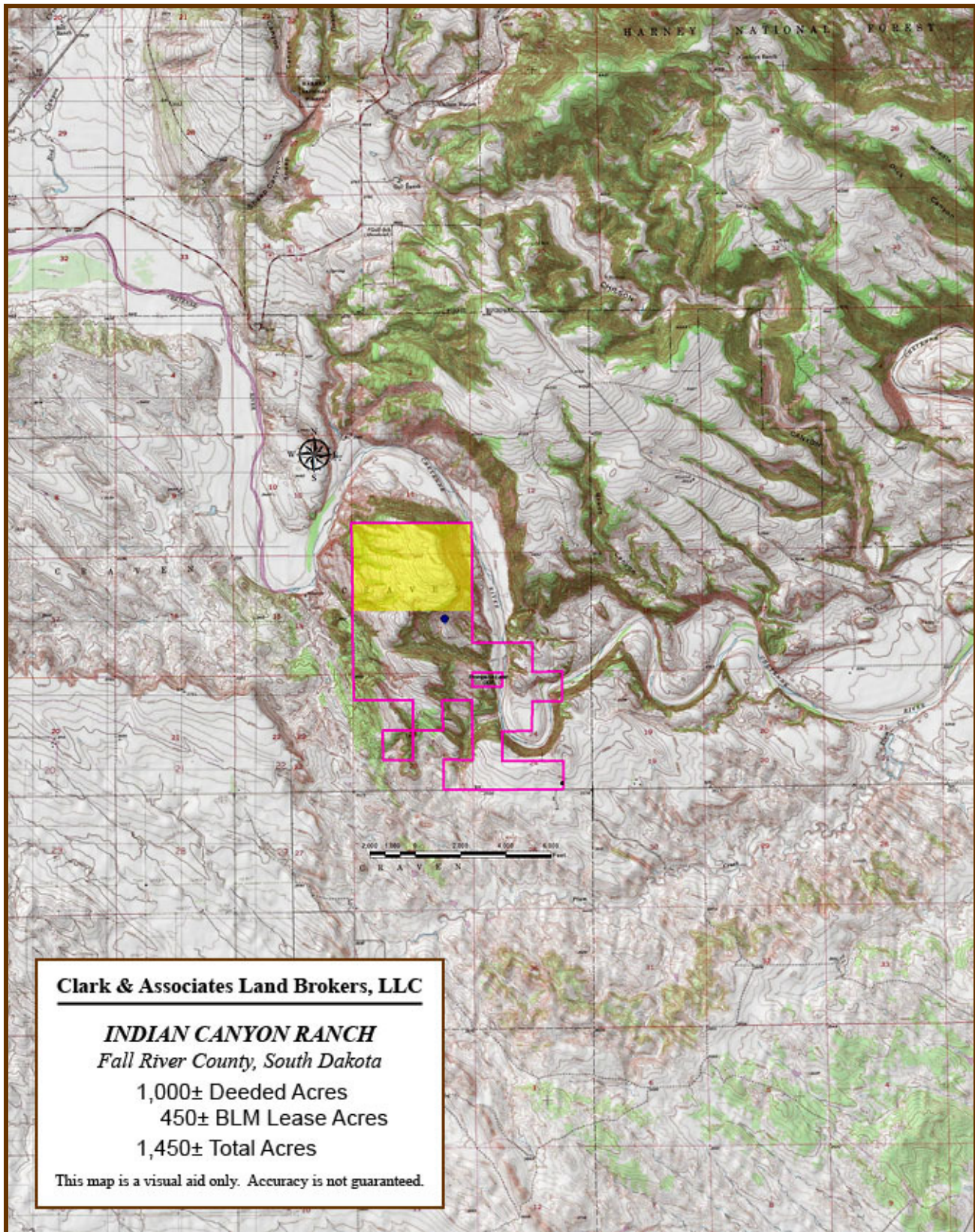
Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed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

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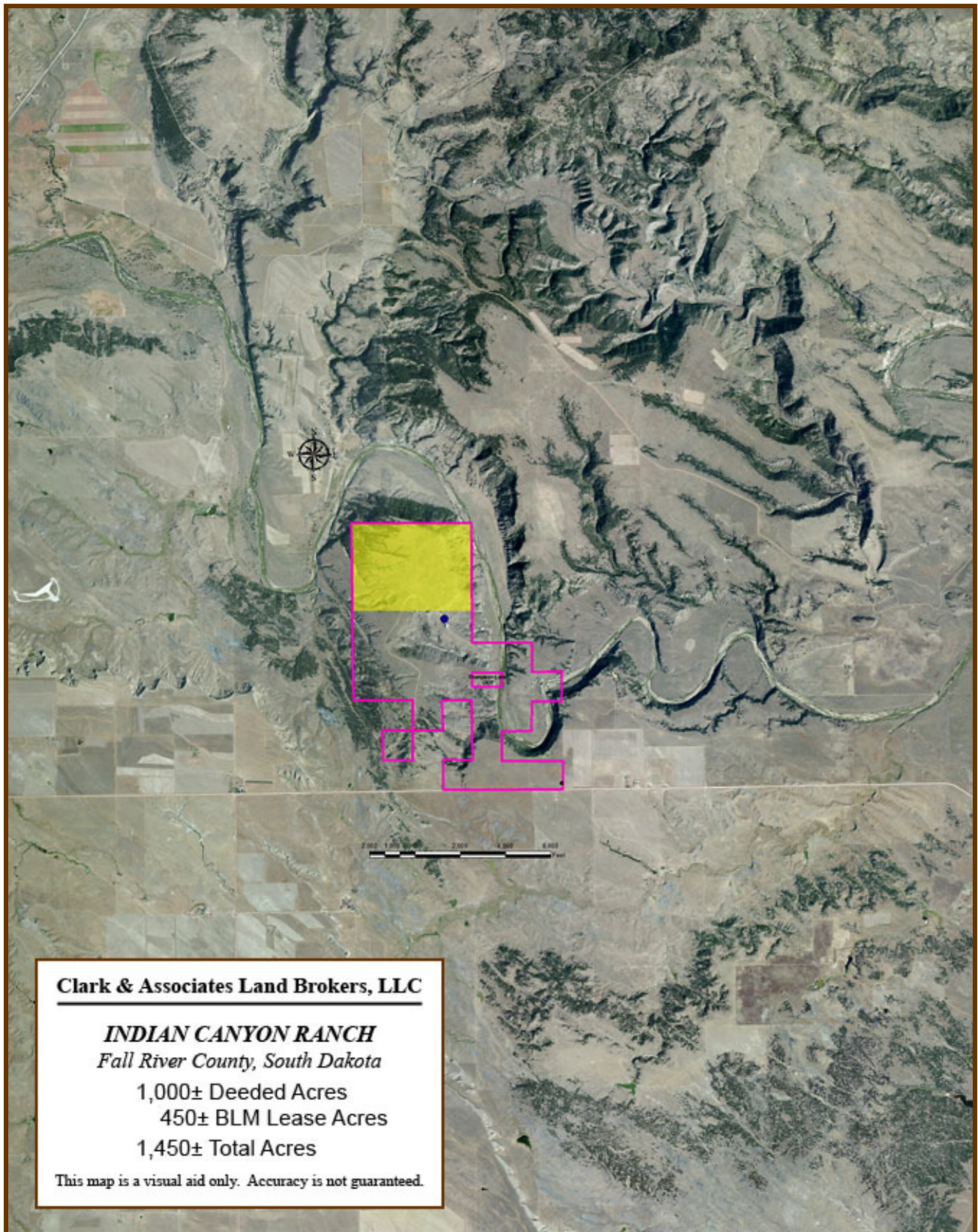


## INDIAN CANYON RANCH TOPO MAP





## INDIAN CANYON RANCH ORTHO MAP





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



**Cory Clark**  
Broker / Owner

Office: (307) 334-2025  
Mobile: (307) 351-9556

*clark@clarklandbrokers.com*

Licensed in WY, MT, SD, ND, NE & CO

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## Clark & Associates Land Brokers, LLC

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### **Lusk, WY Office**

736 South Main Street • PO Box 47  
Lusk, WY 82225

### **Cory G. Clark - Broker / Owner**

(307) 351-9556 ~ clark@clarklandbrokers.com  
Licensed in WY, MT, SD, ND, NE & CO

### **Hulett, WY Office**

16 Strawberry Hill Road • PO Box 159  
Hulett, WY 82720

### **Mark McNamee - Associate Broker/Auctioneer/Owner**

(307) 760-9510 ~ mcnamee@clarklandbrokers.com  
Licensed in WY, MT, SD & NE

### **Billings, MT Office**

6806 Alexander Road  
Billings, MT 59105

### **Denver Gilbert - Associate Broker / Owner**

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Licensed in WY, MT, SD & ND

### **Buffalo, WY Office**

9 Twin Lakes Lane  
Buffalo, WY 82834

### **Jon Keil - Associate Broker**

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Licensed in WY & CO

### **Belle Fourche, SD Office**

515 National Street • PO Box 307  
Belle Fourche, SD 57717

### **Ronald L. Ensz - Associate Broker**

(605) 210-0337 ~ emsz@rushmore.com  
Licensed in SD, WY, MT & NE

### **Torrington, WY Office**

2210 Main Street  
Torrington, WY 82240

### **Logan Schliinz - Associate Broker**

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Licensed in WY, NE & CO

### **Douglas, WY Office**

430 East Richards, Suite 2  
Douglas, WY 82633

### **Scott Leach - Associate Broker**

(307) 331-9095 ~ scott@clarklandbrokers.com  
Licensed in WY, SD, & NE

### **Greybull, WY Office**

3625 Greybull River Rd • PO Box 806  
Greybull, WY 82426

### **Ken Weekes – Sales Associate**

(307) 272-1098 ~ kenrweekes@gmail.com  
Licensed in WY

## SOUTH DAKOTA WATER WELL COMPLETION REPORT

11-02

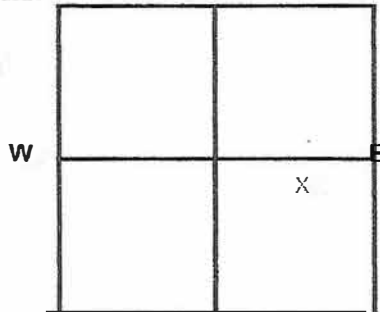
Location NE ¼ SE ¼ Sec 14 Twp 9S Rg 3E

County Fall River



North

Please mark well location with an "X"



Well Completion Date

May 3, 2017

1 Mile

Distance to nearest potential pollution source (septic tank, abandoned well, feed lot, etc.)?  
130 ft. from Septic (identify source)

## PROPOSED USE:

☒ Domestic/Stock ☐ Municipal ☐ Business ☐ Test holes  
☐ Irrigation ☐ Industrial ☐ Institutional ☐ Monitoring well

## METHOD OF DRILLING:

Air Rotary

## CASING DATA:

☒ Steel ☐ Plastic ☐ Other

If other describe

PIPEWEIGHT	DIAMETER	FROM	TO	HOLE DIAMETER
15.50 LB/FT	5 1/2 IN	+2 FT	572 FT	6 3/4 IN
LB/FT	IN	FT	FT	IN
LB/FT	IN	FT	FT	IN

## GROUTING DATA:

Grout Type	No. of Sacks	Grout Weight	From	To
Portland	78	15 Lb/gal	572 Ft	0 Ft
		Lb/gal	Ft	Ft

Describe grouting procedure

Pressure grouted through casing

## SCREEN:

☐ Perforated pipe ☐ Manufactured

Diameter \_\_\_\_\_ Inches Length \_\_\_\_\_ Feet

Material \_\_\_\_\_

Slot Size \_\_\_\_\_ Set From \_\_\_\_\_ Feet to \_\_\_\_\_ Feet

Other information

## WAS A PACKER OR SEAL USED?

☐ Yes ☒ No

If so, what material?

Describe packer(s) and location

## DISINFECTION: Was well disinfected upon completion?

☒ Yes, How? Chlorine solution

☐ No, Why Not?  
 Lab to which water quality sample sent for analysis

Well Owner: Tony Derunge

Business Name:

Address: 11684 Indian Canyon Rd.

City, State, Zip: Edgemont SD 57735

## WELL LOG:

FORMATION	DEPTH	
	FROM	TO
Fall River	0	80
Fuson	80	180
Lakota	180	350
Morrison	350	517
Sundance	517	640

## STATIC WATER LEVEL

177 FEET

If flowing: closed in pressure \_\_\_\_\_ PSI

GPM flow \_\_\_\_\_ through \_\_\_\_\_ Inch pipe

Controlled by ☐ Valve ☐ Reducers ☐ Other

Reduced flow rate \_\_\_\_\_ GPM

Can well be completely shut in?

## WELL TEST DATA:

☐ Pumped Describe: Air Developed

☐ Bailed

☒ Other

Pumping Level Below Land Surface

640 Ft. After 2 1/2 Hrs. pumped 4 GPM

Ft. After \_\_\_\_\_ Hrs. pumped \_\_\_\_\_ GPM

If pump installed, pump rate: \_\_\_\_\_ GPM

## REMARKS

This well was drilled under license # 331 and this report is true and accurate.

Drilling firm: Taylor Drilling Co.

Signature of License Representative:

Signature of Well Owner or Equitable Property Holder:

Date:



## 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