



CLARK & ASSOCIATES
LAND BROKERS, LLC

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



HUNSAKER RANCH

Fairburn, Custer County, South Dakota

The 210± acre Hunsaker Ranch features a one-of-a-kind set of improvements featuring a custom home with exceptional upgrades that are sure to suit even the most discriminate buyer.

LOCATION & ACCESS

The Hunsaker Ranch is conveniently located just 1.5 miles west of Hwy 79 on CR 14, also known as LH Road. The ranch is approximately 31 miles south of Rapid City, South Dakota, or 11 miles south of Hermosa, South Dakota, as well as 29 miles north of Hot Springs, South Dakota. Approximate distances from the ranch to surrounding communities are as follows:

Custer State Park	2.5 miles west
Custer, SD (pop. 1,987)	22 miles west
Hot Springs, SD (pop. 3,711)	29 miles southwest
Rapid City, SD (pop. 59,607)	31 miles north
Chadron, NE (pop. 5,851)	74 miles south
Deadwood, SD (pop. 1,270)	75 miles northeast



SIZE & DESCRIPTION

The Hunsaker Ranch consists of 210± acres conveniently located on the east slope of the South Dakota Black Hills just 2.5 miles east of Custer State Park on Custer County Road 14 (LH Road). The terrain of the ranch is made up of rolling hills on the east portion of the ranch and traverses to a more typical Black Hill terrain as you travel west with pine tree-covered hills and plateaus. The custom set of improvements is nestled against the base of the hills which provide a scenic backdrop for the immaculate improvements and professional landscaping that surrounds them.

LEASE INFORMATION

The Hunsaker Ranch is 100% deeded and has no leases.

CARRYING CAPACITY / RANCH OPERATIONS

The current owner leases the grazing on ranch to a family member on a year-to-year lease. Historically they have been able to run 40 to 50 head of cow/calf pairs on the ranch for a 4½ to 5 month period starting in May and ending in October.

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



IMPROVEMENTS

The Hunsaker Ranch features a one of a kind set of improvements which include a custom-built 3,238 sq. ft. two-story home on a crawl space built in 1999. The home has five bedrooms and 3½ bathrooms and features a series of upgrades which include the following:

- Granite countertops
- Fully restored antique cook stove with an electric cook top
- Hardwood and tile floors
- Second-story loft overlooking the family room
- Full rock fireplace
- Solid oak trim throughout
- Large office with built in oak cabinets
- Main floor laundry room
- Large bedrooms
- Second story suite with large bedroom and private bath
- Large main floor master suite with a large bathroom, jetted tub and a large walk in closet

With the exception of the fireplace which is propane, the entire house has electric heat with a 5-ton heat unit for the main floor and a 3-ton heat unit for the upstairs.

In addition to the 2-car attached garage with tile floors, there is a 28'X68' 4-car detached garage with a heated wash bay and dormers along with a finished game room upstairs complete with a full bathroom and a large open space for a pool table, air hockey, ping pong and numerous other games as well as a large TV viewing area and storage room.

There are also a 37'X40' custom shop with a loft, 220 power, and finished meat room with a walk-in cooler; a 3-story tree house; an enclosed hot tub and sauna; and a 21'X32' pole barn with corrals.







UTILITIES

Electricity _ Black Hills Power

Propane – Provided by local providers.

Communications – Cellular service is available via Verizon / other carriers.

Television – Satellite

Water – Private Well

Sewer – Private Septic

REAL ESTATE TAXES

According to the Custer County Treasurer, the real estate taxes on the Hunsaker Ranch are approximately \$8,200 per year.

WATER RIGHTS

There are three wells located on the property that range in depth from approximately 275 feet to 300 feet and produce as much as 80 GPM (gallons per minute). These wells provide ample water to the house, barn, shops, and a stock tank as well as to a sprinkler system for the lawn and landscaping. In addition to the one stock tank located in the pasture, there is a reservoir that provides livestock water as well.

All adjudicated water rights associated with the Hunsaker Ranch will transfer with the sale of the ranch.

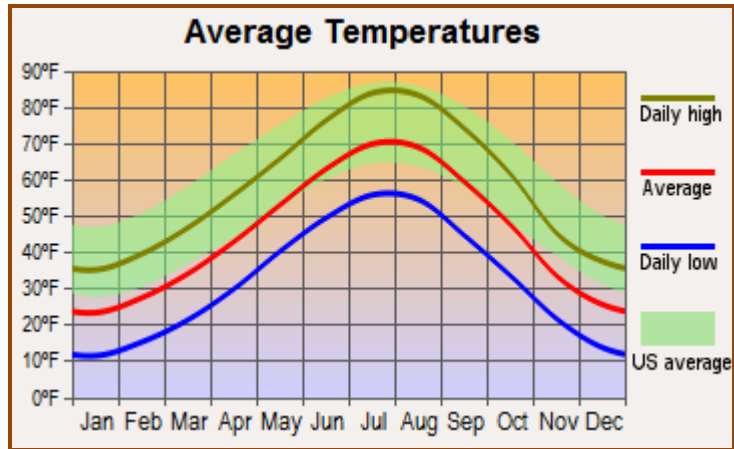


MINERAL RIGHTS

All mineral rights owned by Seller, if any, will transfer to Buyer with the sale of the property.

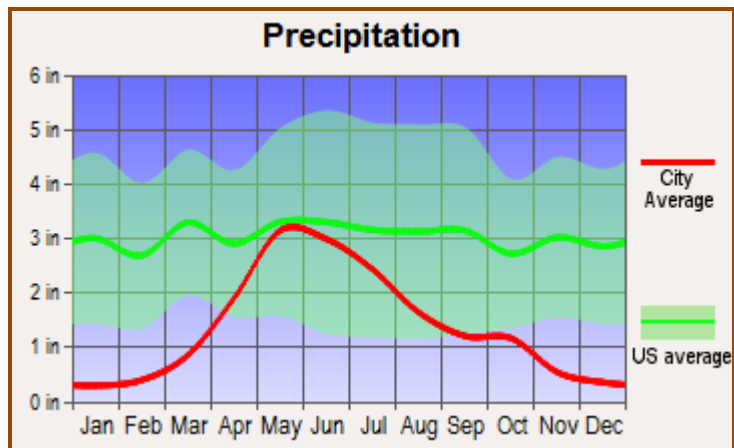
CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Fairburn, South Dakota area is approximately 27.45 inches including 39 inches of snowfall. The average high temperature in January is 40 degrees, while the low is 12 degrees. The average high temperature in July is 91 degrees, while the low is 57 degrees. The charts to the right are courtesy of www.city-data.com.



COMMUNITY AMENITIES

Located 22 miles from the Hunsaker Ranch, Custer South Dakota is the county seat for Custer County. Situated in the heart of the Black Hills National Forest, Custer is just minutes from Custer State Park, Crazy Horse Monument, Mount Rushmore and two national caves. With a population of almost 2,000 people, Custer offers a variety of lodging, dining and unique shops all within minutes of all that makes the Black Hills a vacation destination for thousands of people annually.



Rapid City, South Dakota, which is located 31 miles north of the Hunsaker Ranch, has long been considered one of the gateways to the west. With its rich cowboy and Native American history and close proximity to the Black Hills National Forest, Rapid City has become a popular destination for tourism and business's alike. With a population of almost 60,000, Rapid City boasts over 50 hotels, over 230 restaurants, a regional airport, a state of the art hospital and multiple professional services that are typical for a city this size.

Hot Springs, South Dakota is located 29 miles southwest of the Hunsaker 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.

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

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



RECREATION & WILDLIFE

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 Hunsaker 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.

OFFERING PRICE

Price Reduced to \$1,450,000

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

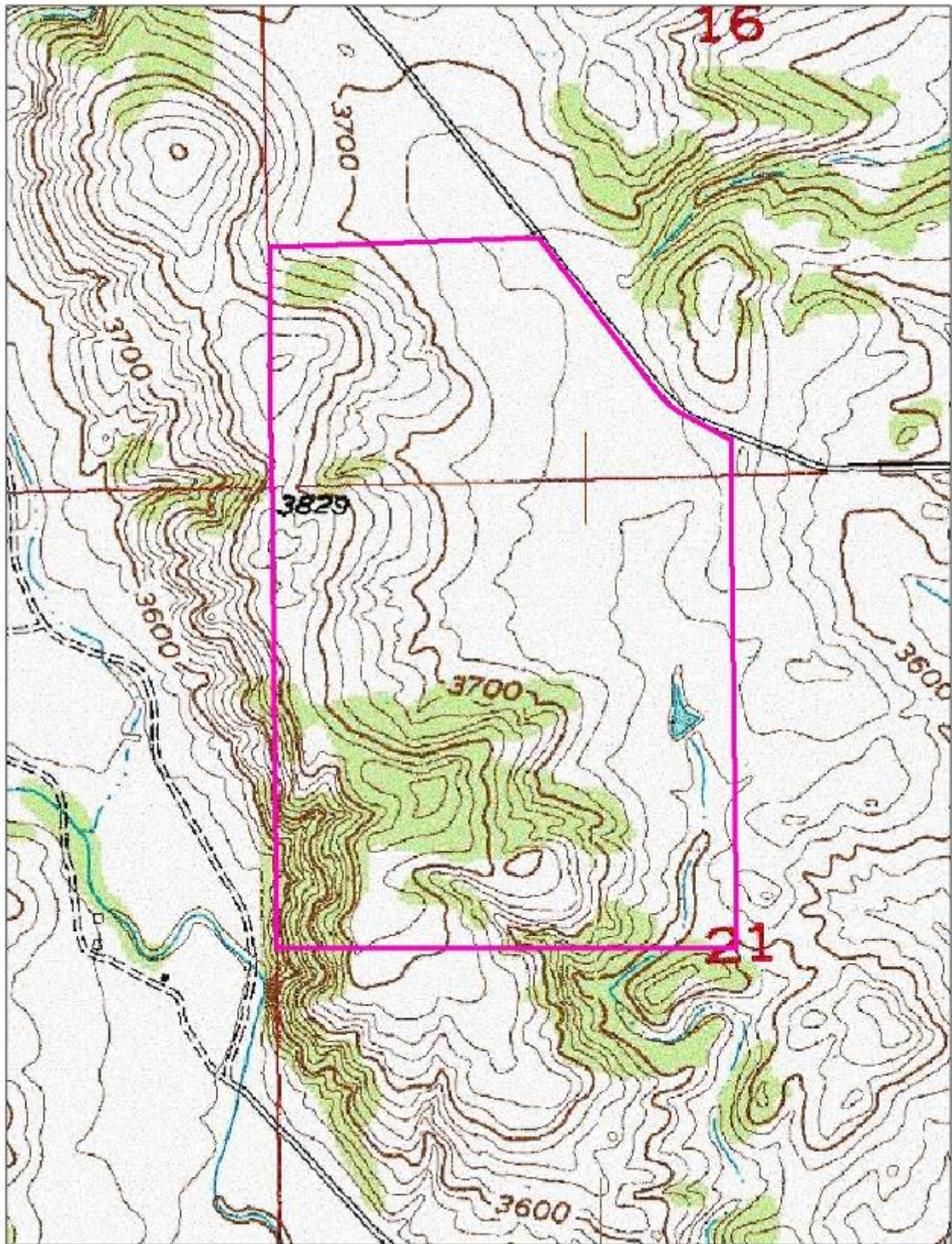
- I. All offers shall be:
 - A. in writing;
 - B. accompanied by an earnest money deposit check in the minimum amount of \$75,000 (Seventy-Five Thousand Dollars); and
 - C. be accompanied with the name, telephone number, and address of the Buyer's personal banker in order to determine financial capability 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.

SOUTH DAKOTA LOCATION MAP

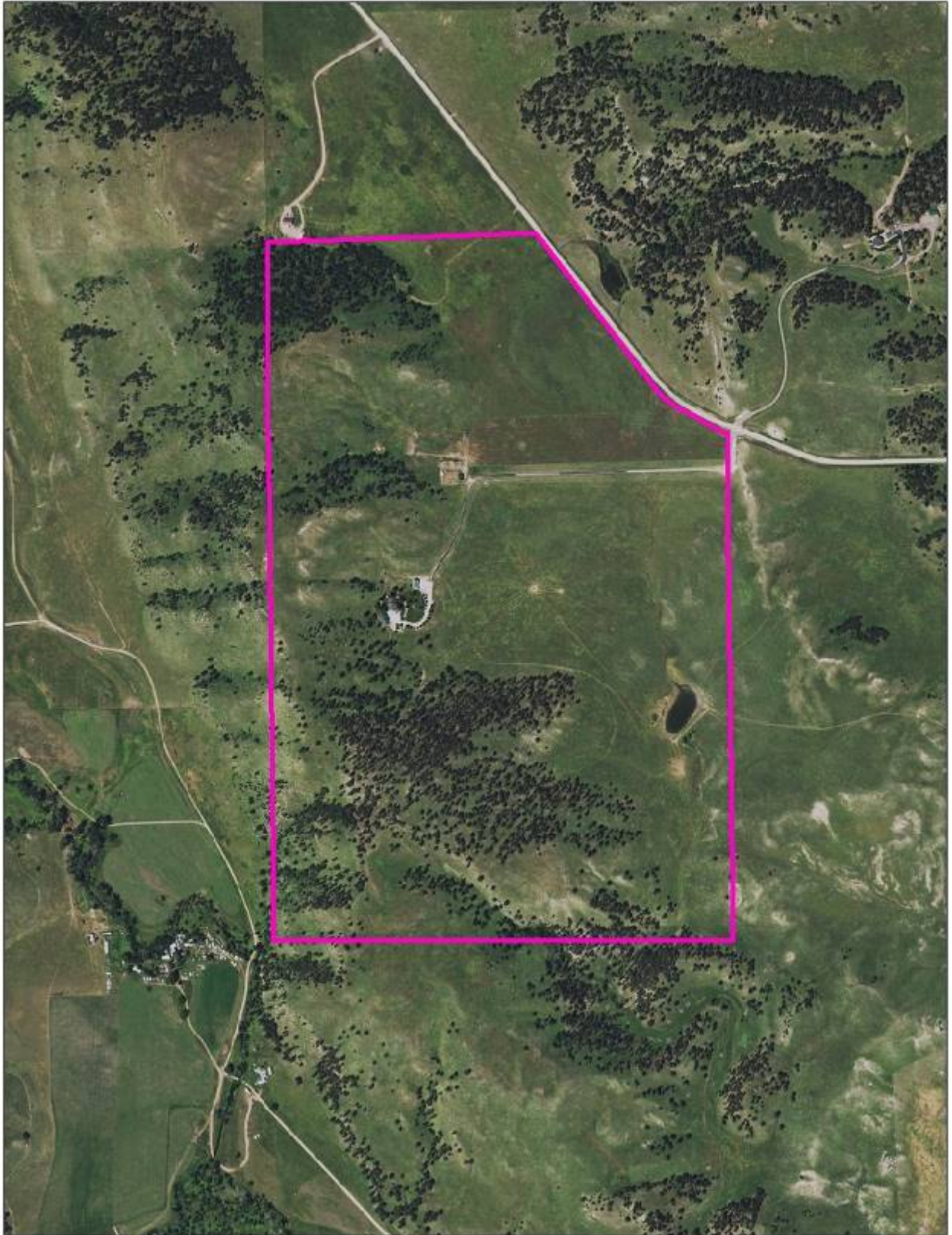


Atlas courtesy of Vidiani.com

HUNSAKER RANCH TOPO MAP



HUNSAKER RANCH ORTHO 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: South Dakota 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

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



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REALTOR®

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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 Mark McNamee_____ (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) _____