



**CLARK & ASSOCIATES  
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

*Proudly Presents*



***LANDMARK RANCH***  
***Newell, Butte County, South Dakota***

*The Landmark Ranch consists of 7,924± acres including 400 BLM lease acres and 160 in-holding acres, and is a productive, summer grazing ranch.*

## LOCATION & ACCESS

The Landmark Ranch is located approximately fourteen miles northwest of Newell, South Dakota. To access the ranch, travel north of Newell on Highway 79 for approximately five miles and turn left on to North Missile Road; travel approximately four miles and turn right on to Winkler Road; travel approximately three miles and turn left on to the private drive; travel approximately one mile to the southeast corner of the property. There is a new gravel road to the shipping corrals, approximately three-quarters of a mile further into the property.

Several towns and cities in proximity to the property include:

- |                                                  |                    |
|--------------------------------------------------|--------------------|
| • Newell, South Dakota (population 603)          | 14 miles southwest |
| • Belle Fourche, South Dakota (population 5,594) | 29 miles southwest |
| • Sturgis, South Dakota (population 6,627)       | 39 miles south     |
| • Spearfish, South Dakota (population 10,494)    | 42 miles southwest |
| • Deadwood, South Dakota (population 1,270)      | 52 miles southwest |
| • Rapid City, South Dakota (population 67,956)   | 68 miles southeast |



## SIZE & DESCRIPTION

7,363.78± acres of deeded native range

400± BLM lease acres

160± “in-holding” acres

**7,924± total acres**

Managed as a summer grazing operation, this 7,924± acre ranch, has productive, summer grazing for yearlings or cow-calf pairs. The terrain is mostly gentle rolling hills with native grass, with very little brush or unusable ground. There are some deeper draws along the seasonal creeks.



## LEASE INFORMATION

The BLM lease is 400± acres with an allocation of 120 AUMs at a cost of \$1.41/AUM or \$169.20 per year. There are 160 acres of privately-held land fenced within the boundary of the ranch. No lease is paid for the use of the 160 acres.

## WATER RESOURCES

One deep well of provides livestock water via pipelines, a 16,000 gallon storage tank, and 17 tire tanks placed strategically throughout the property. According to the Well Completion Report, the well was drilled in 2003 and was airlift-pumped at 80 gallons per minute (GPM). There are numerous reservoirs and dugouts scattered across the property. Additionally, several seasonal drainages cross the property providing seasonal water, including Horse Creek that meanders north to south through the property.



## SOILS

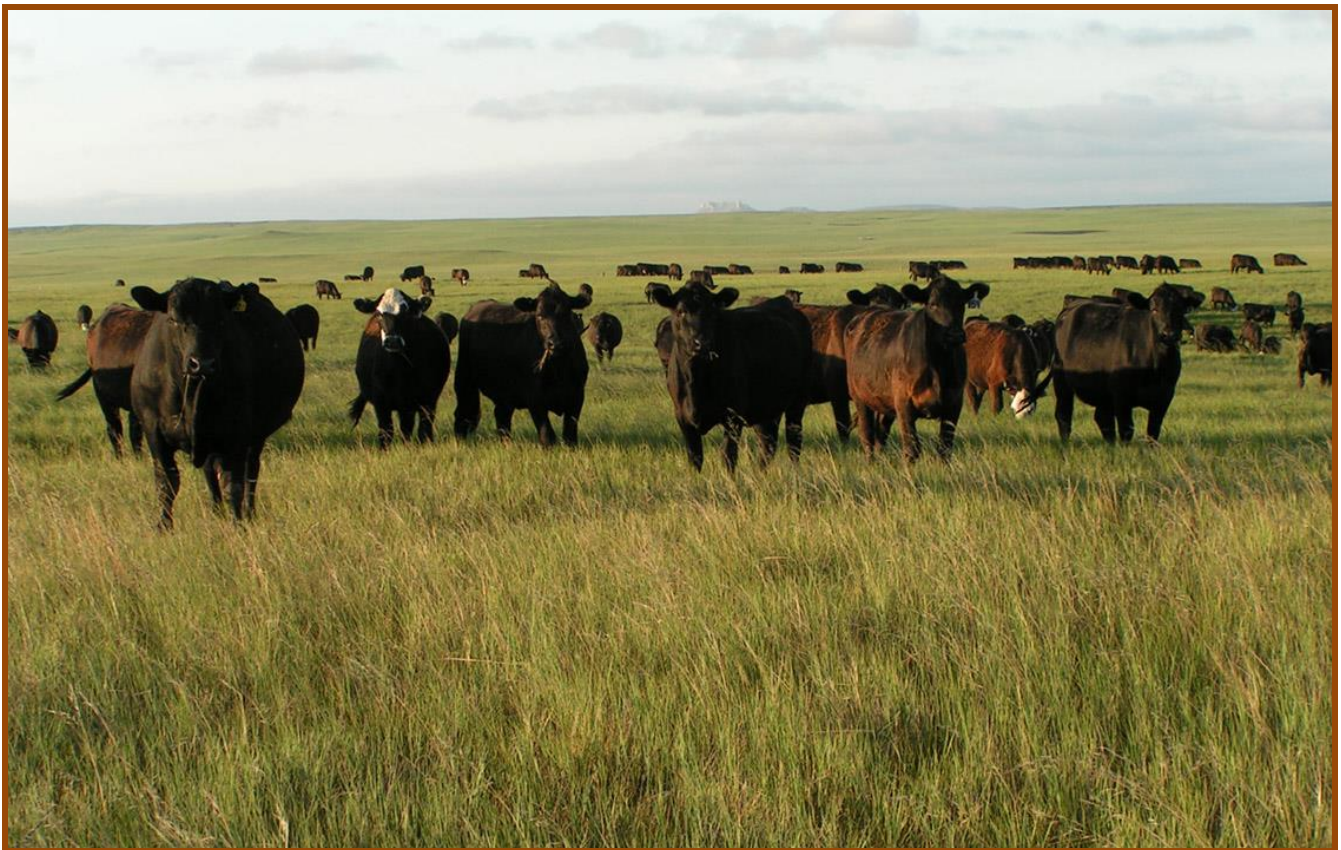
- Winler clay, 0 to 9 percent slopes – 26.9%
- Wasa-Slickspots complex, 0 to 6 percent slopes – 2.9%
- Pierre clay, 6 to 20 percent slopes – 1.3%
- Twotop clay, 0 to 9 percent slopes – 8.9%
- Stetter clay, channeled – 1.6%

## CARRYING CAPACITY / RANCH OPERATIONS

Should the ranch be placed under contract prior to June 1, 2018, there will be no livestock placed on the ranch for summer grazing. After June 1, 2018, cattle will be placed on the ranch for summer grazing; however, cattle will be removed from the ranch prior to day of closing to allow buyer full possession of the ranch.

The property has historically been utilized for summer grazing for yearlings. The managers of the property developed a grazing system on the property to enhance the productivity and variety of grasses on the ranch. There are eight pastures. The 2017 operations were for 1,480 yearlings for 3½ months.

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



## MINERAL RIGHTS

Any and all mineral rights, if any, associated with the ranch will transfer to the buyers at day of closing.

## IMPROVEMENTS

The Landmark Ranch includes a good set of working and shipping corrals, a pole-frame livestock barn and a two sided pole-frame shed near the corrals. There is also a deep well with pipelines and tanks. Power is available from Butte Electric.



## UTILITIES

Electricity – Power is available from Butte Electric

Communications – Limited cell coverage available

Water – One well

## REAL ESTATE TAXES

According to the Butte County Treasurer, the real estate taxes for the Landmark Ranch are approximately \$22,963 annually.

## RECREATION & WILDLIFE

The rolling prairie with several drainages provides habitat for mule deer and antelope. The ranch also provides the opportunity for four-wheeling or trail riding across great expanses of native rangeland. For the outdoor enthusiast, there is 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 are close to the ranch and include Sturgis, The Black Hills, Mount Rushmore, Deadwood, Terry Peak Ski Area, Devil's Tower, Wind Cave National Park, and the Crazy Horse Monument.



## AIRPORT INFORMATION

Commercial airline service is available at Rapid City, South Dakota. The following is information on local airports:

**Belle Fourche, South Dakota:** The Belle Fourche Municipal Airport is located four miles north of the city. For more information, visit [www.acukwik.com/airportinfo/KEFC](http://www.acukwik.com/airportinfo/KEFC).

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

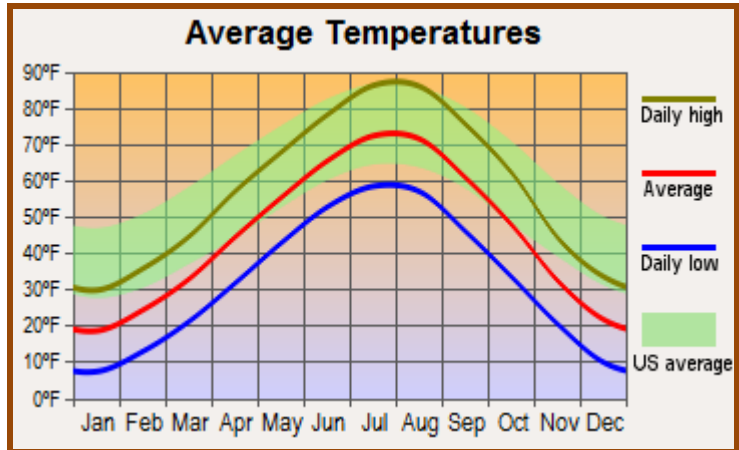
**Spearfish, South Dakota:** The Black Hills Airport in Spearfish is located five miles east of the city. For more information, visit [www.acukwik.com/AirportInfo/KSPF](http://www.acukwik.com/AirportInfo/KSPF).

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

**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, 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>.

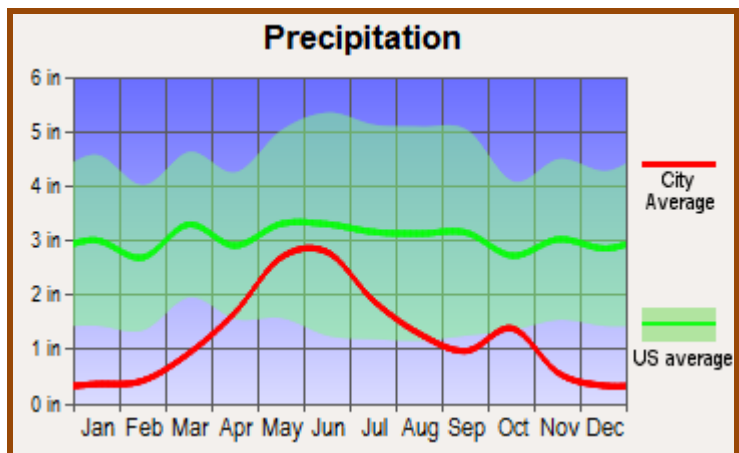
## CLIMATE

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 7 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](http://www.city-data.com).



## COMMUNITY AMENITIES

Newell, South Dakota has all the amenities of a small, rural community including a retail center with gas stations, convenience stores, grocery store, K-12 school system, and a part-time medical clinic. Major employers include the Belle Fourche Irrigation District and Butte Electric Coop.



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 and is known as the center of the bentonite mining industry. The city's western heritage can still be found in its downtown area's architecture where many of the buildings now contain outstanding antique shops. Belle Fourche has a K-12 school, numerous restaurants, two grocery stores, several professional services, parts stores, auto dealers, a farm machinery dealer, numerous banks, and several other businesses. Situated on the rim of the northern Black Hills, Belle Fourche is laced by rivers that come together to form western South Dakota's largest reservoir at Orman Dam. For more information about this area, please visit [www.bellefourche.org](http://www.bellefourche.org).

Rapid City, the county seat for Pennington County, is the second largest city in the state of South Dakota and is located on the eastern side of the Black Hills. Thousands of visitors travel here every year to visit the many attractions, national parks and monuments found throughout the area. Rapid City is the home of Ellsworth Air Force Base which is northeast of the city. The city is also home to many colleges and technical schools, is a major medical care center for a five-state region, and has many cultural resources usually found only in much larger urban areas. For more information, please visit [www.rapidcitychamber.com](http://www.rapidcitychamber.com).

## OFFERING PRICE

**\$4,400,000**

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 \$220,000 (Two Hundred Twenty 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.



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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:** 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.**

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## STATE LOCATION MAP



## NOTES

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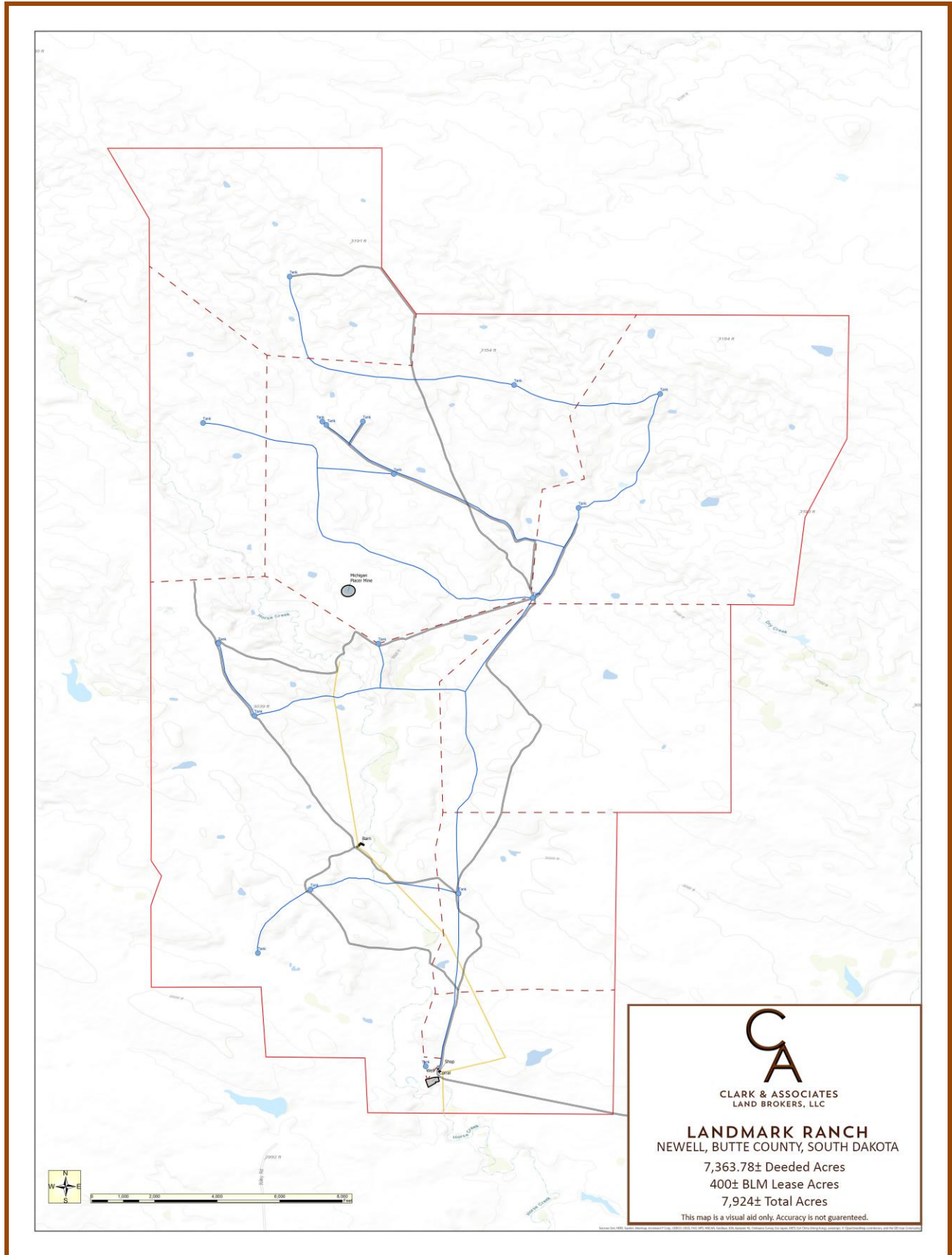
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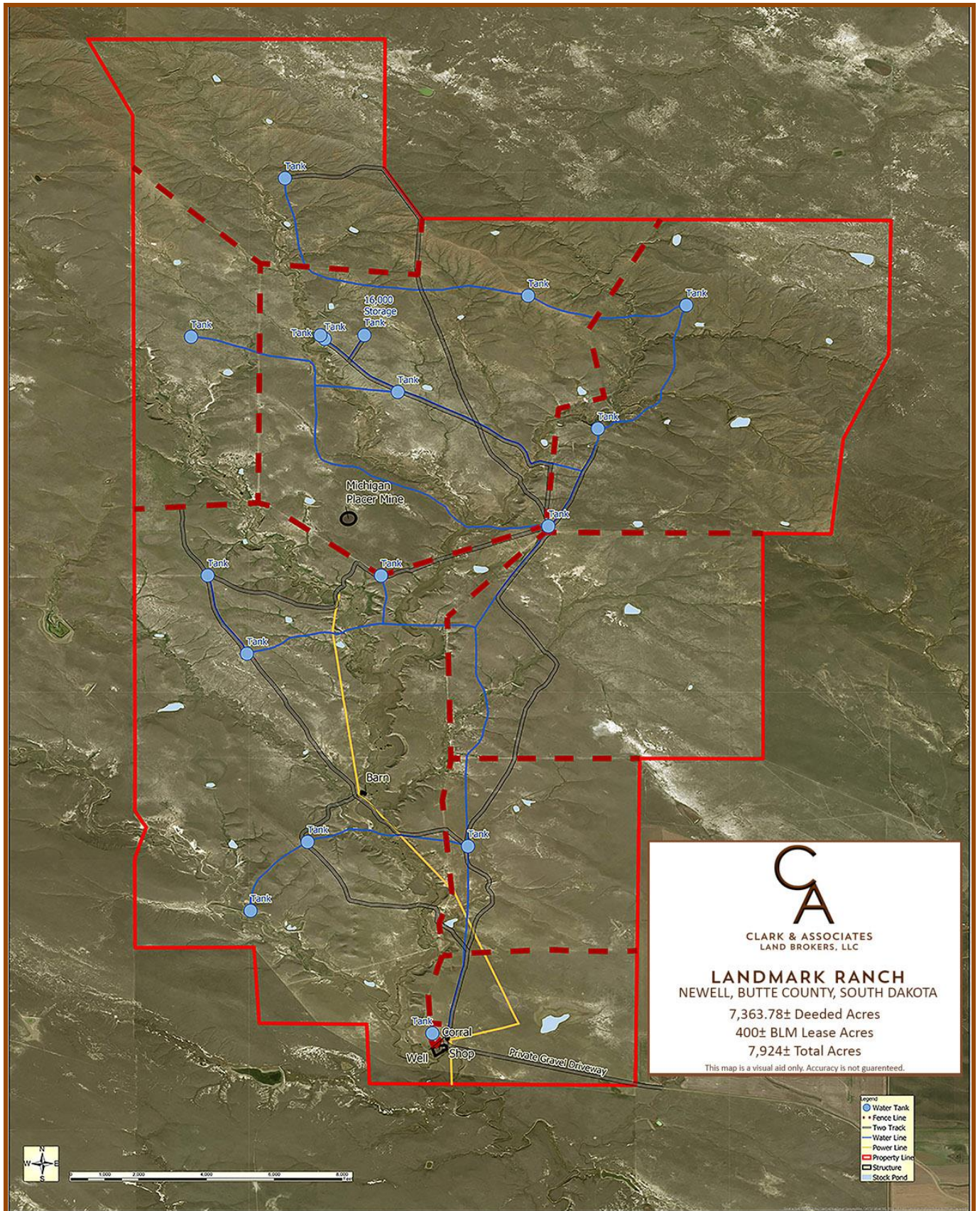
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## LANDMARK RANCH TOPO MAP



## LANDMARK RANCH ORTHO MAP



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



**Scott Leach**  
Associate Broker

Mobile: (307) 331-9095

*scott@clarklandbrokers.com*

Licensed in WY, NE, & SD

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**Clark & Associates Land Brokers, LLC**  
Specializing in Farm, Ranch, Recreational & Auction Properties

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Lusk, WY 82225

**Hulett, WY Office**

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

**Billings & Miles City, MT Offices**

6806 Alexander Road  
Billings, MT 59105

**Buffalo, WY Office**

9 Twin Lakes Lane  
Buffalo, WY 82834

**Belle Fourche, SD Office**

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

**Torrington, WY Office**

2210 Main St  
Torrington, WY 82240

**Douglas, WY Office**

PO Box 1395, Douglas, WY 82633  
1878 N Glendo Hwy, Glendo, WY 82213

**Greybull, WY Office**

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Greybull, WY 82426

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Licensed in WY

## 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