

**SULPHUR CAMP AND CATTLE CREEK RANCH**

# LAND AUCTION

**ONLINE  
BIDDING**

**THURSDAY, APRIL 4, 2019 • 10 AM**

**4,654.95 ACRES | MEADE COUNTY, SD | 3 TRACTS**



## AUCTION LOCATION

**Boulder Canyon Convention Center | 2715 Lazelle St | Sturgis, SD**



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Country**  
**ADVANTAGE *Land* CO.**

**EXPOSE**  
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**605.692.2525**  
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# BROKER NOTES

## OPEN HOUSES

Friday March 22, Noon - 6pm  
Saturday March 23, 10am - 2pm

### 4,654.95+/- Acres of Contiguous Deeded, School Leased and Private Leased Acres Includes:

- 3,694.95+/- deeded acres
- 640+/- school leased acres until 2029 currently at \$4,060.32 or \$6.34/acre.
- 320+/- private leased acres, year to year.
- This ranch is currently used for hay supply and wintering a 440 head cow/calf operation.
- 962+/- acres of crested wheat grass and alfalfa hay land with the creek running through those acres, averaging 2,000+/- round bales per year, weighing an average of 1,200 lbs, according to the owner/operator. This hay land could be used as two additional pastures depending on the new producer's needs. According to FSA information, there are 878.59 total acres of cropland, mainly located within this referenced hay land, in Tracts 1 & 2.
- The headquarters expands on 50+/- acres inclusive of a mobile home, several outbuildings, grain bins and paddocks. The outbuildings include sheds measuring 60'x80', 32'x80', 28'x30' and many other smaller outbuildings. The mobile home is 28'x64' and was constructed in 1993.
- The balance is currently used for grazing, which includes the school lease and private lease. This land is cross fenced into four separate pastures with strong barbed wire fence.
- Abundant water sources have been implemented to include: 3 shallow wells, 8 tanks, and 14 dams/dugouts. The main well located on Tract 2 is 70' in depth, was dug in 1992 and is now equipped with a new submersible pump as of 2018. The other two wells are on Tract 1, both of which were recently cleaned. One tank is a newly installed insulated cement tank on Tract 3, excellent for wintering livestock. Some of the 14 dugouts/dams are seasonal but all have been recently cleaned.
- Electric service is provided by Grand Electric Coop.
- Propane provided by Fisher Gas in Faith S.D.
- At times, the Sulphur Creek has high Sulphur, magnesium, and other minerals that are not suitable for livestock consumption. For this reason, Bill has implemented all of the quality water sources being offered.

## Owner: Sulphur Camp & Cattle Creek Trust

Located in cattle country of west central South Dakota, Sulphur Camp & Cattle Creek Ranch is about 25 miles north of Union Center with tremendous access from Sulphur Cut Off Road to the north and Fairpoint Road to the east. Deluxe pronghorn, mule and whitetail deer encamp along the wooded gullies of the Sulphur Creek, Camp Creek and Cattle Creek, providing 5+/- miles of creek bottom on this ranch. This gently sloped, contiguous ranch is naturally equipped with an abundance of river bottom hay land, three wells, 14 dams/dugouts, 8 tanks, a building site with a mobile home, barns, sheds, and corrals, all with quality fences.

Having implemented many management practices over the last 30 years, you can see the pride Bill Kluck has in stewarding this land to maintain long-term quality production. Fencing has been meticulously maintained with the implementation of abundant water sources. The hay production is an asset for any ranch, as well as the

wooded creek providing excellent shelter for livestock. The leases attached to this ranch help the bottom line with lower overhead costs, essential for a successful operation. Wildlife including mule deer, whitetail deer, antelope, turkey and upland game birds attract to this 4,655+/- contiguous acre range. Certainly, this ranch is a wildlife sanctuary where 15"-16" antelope and 36" wide mule deer have been harvested by hunters across America. The miles of creek bottom provide excellent habitat and natural channels for wildlife to call home. Eagles frequently loft in the trees along the banks of the creeks, for a good reminder that we live in the land of the free and the home of the brave. If you have been looking for a South Dakota ranch, now is your time to enjoy the long-term benefits of a turn-key operation exemplifying quality grass management with economical leases, all contiguous acres, good access, sufficient water sources throughout and recreational attributes. Call today for more information and a private showing.



# LOCATION

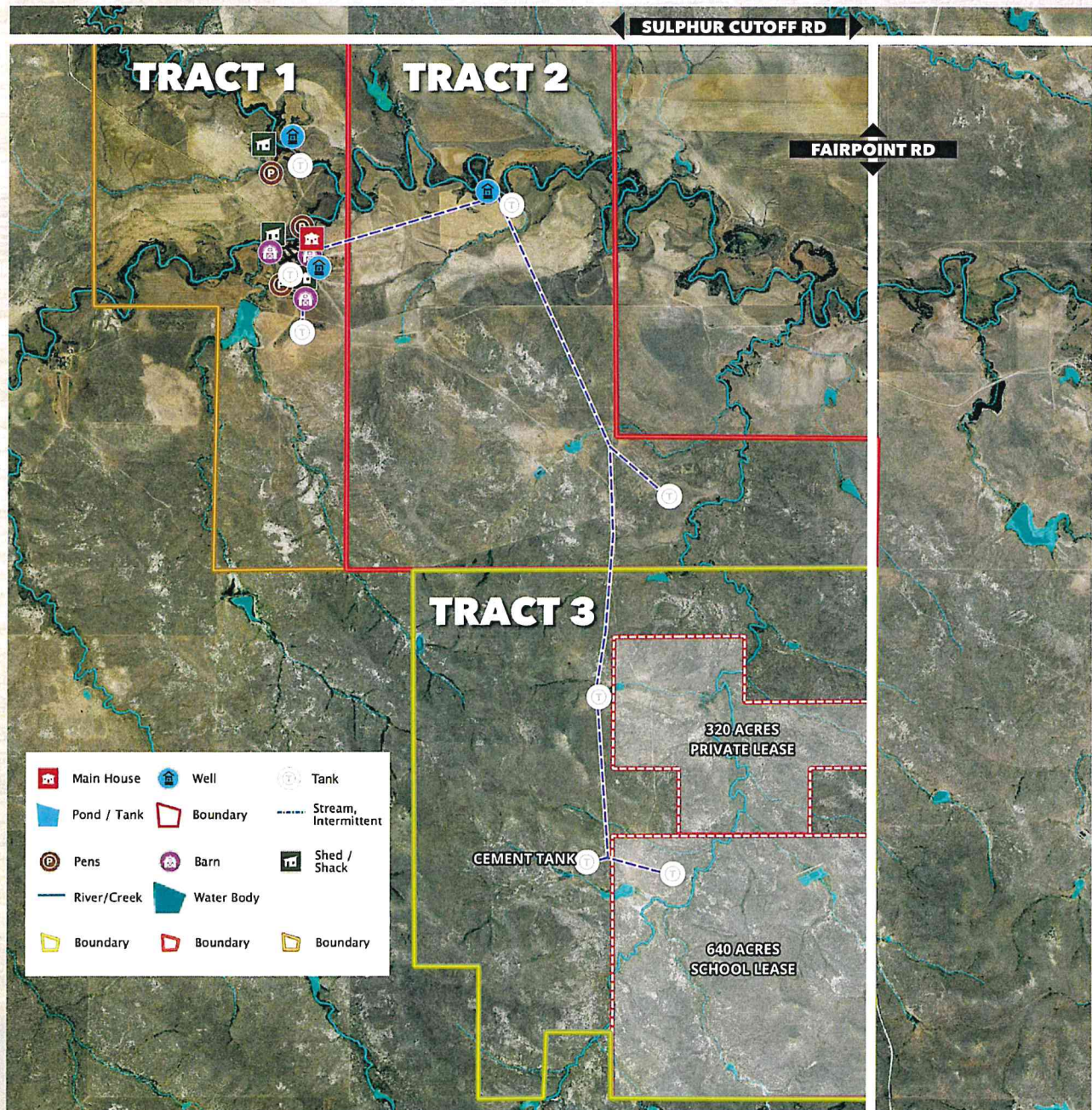
**Address:** 17600 Kentucky Place, Mud Butte SD 57758

**Directions From Mud Butte:** 14+/- miles southeast. South on Old 212 or (159 Ave) for 8.5 miles, then south (left) on Killdeer Rd for 1 mile, then east on Sulphur Cut Off Rd for 3.5 miles and Tract 1 will be on the south side of the road.

**Directions From Newell:** 48+/- miles northeast. East on Old US Hwy 212 for 23+/- miles which becomes Killdeer Rd

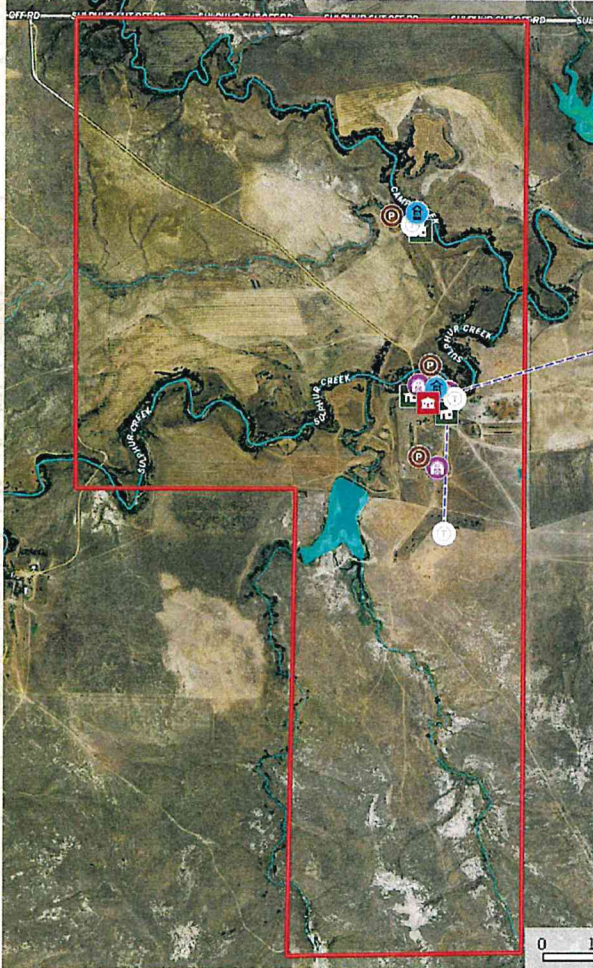
as it veers north, then east on Sulphur Cut Off Road for 3.5 miles, Tract 1 is on the south side of the road.

**Directions From Union Center:** 25+/- miles northwest. West on Hwy 34 for 4 miles, keep straight onto 195th St (gravel) for 3 miles, then north on Fairpoint Rd for 19 miles and Tract 3 begins on the west side of the road.





# TRACT 1



## THE HEADQUARTERS

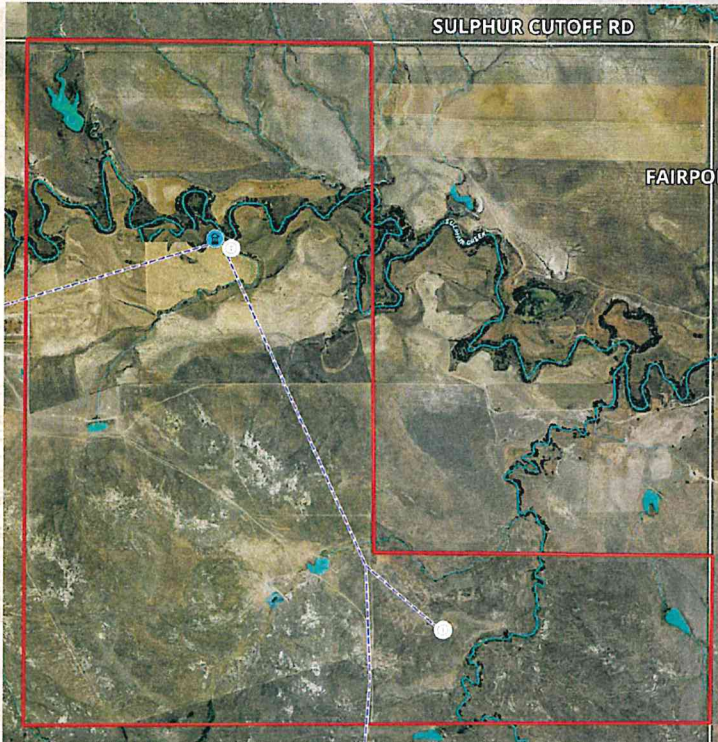
**Acres:** 934.69+/- | **Taxes:** \$3,486.94

**Legal:** E1/2 Sec 6-T10N-R11E and all of Sec 31-T11N-R11E Meade Co SD

- 465.62 cropland acres according to FSA info.
- Currently 433+/- acres are used for hayland in the summer with the balance of grassland for grazing.
- 2 shallow wells, 3 tanks, a large spring fed dam and a dugout. A shared well agreement will be signed at closing if separate buyers.
- Access from the north on Sulphur Cut Off Rd and strong fences.
- Inclusive of a building site with a mobile home, several outbuildings and paddocks including sheds measuring 60'x80', 32'x80', 28'x30' and many other smaller outbuildings. The mobile home is 28'x64' and was constructed in 1993. There is an older home that is used seasonally by hunters.



# TRACT 2



## THE MAIN WELL

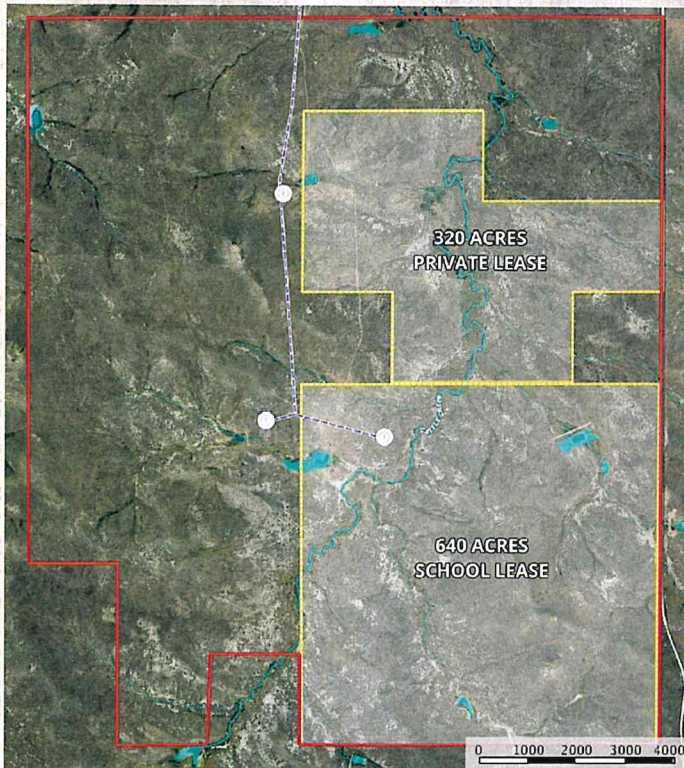
**Acres:** 1,600.26+/- | **Taxes:** \$6,114.52

**Legal:** S1/2 Sec 4, and all of Sec 5-T10N-R11E, and Sec 32-T11N-R11E all in Meade County, SD.

- 412.97 cropland acres according to FSA info.
- Currently, 529+/- acres are used for hayland in the summer with the balance of grassland for grazing.
- Cattle and Sulphur Creek running through with the protection of the wooded gully.
- The main well, two tanks and four dams/dugouts. This main well was constructed in 1992 at 70' in depth and was equipped with a new submersible pump in 2018. A shared well agreement to be signed at closing if separate buyers.
- Access from the north on Sulphur Cut Off Road and from the east on Fairpoint Road.



# TRACT 3



## TIED TO LEASED LAND

**Acres:** 2,120+/- | **Deeded Acres:** 1,160+/- | **School Lease Acres:** 640+/-

**Private Lease Acres:** 320+/- | **Taxes on Deeded Acres:** \$2,202.98

**Legals on Deeded Land:** E1/2 and E1/2W1/2 Sec 8, and NE1/4, N1/2 NW1/4, SW1/4 SW1/4, and SE1/4 SE1/4 Sec 9, and NE1/4, E1/2 NW1/4, SE1/4 Sec 17 excluding SE1/4 SE1/4 all in T10N R11E Meade Co SD.

- 640+/- School Leased Land to 2029 currently at \$2,900 plus taxes of \$1,160.32 = \$4,060.32 or \$6.34/acre. Current rental prices are subject to change, see lease for details.
- 320+/- private leased acres are rented on an annual basis, verbally.
- Currently, these acres are used for grazing.
- Cattle Creek runs through this tract, also offering a wooded gully, an excellent channel for wildlife and protection for livestock.
- Deeded and leased acres include: 8 dams/dugouts and 3 tanks. One of the tanks is a newer insulated cement tank which has been excellent for wintering livestock.
- Access from the east from Fairpoint Road.
- The tanks are supported by the main well in Tract 2 in which a shared well agreement will be signed at closing if there are separate buyers.



# TERMS

ONLINE BIDDING AVAILABLE AT  
**AdvantageLandCo.com**

Closing and possession will be on or before May 16, 2019. Seller to have until August 16, 2019 to remove hay. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 10% of the sale price due at the conclusion of the auction. If buyer is not immediately available at the conclusion of the auction, the purchase agreement and 10% non-refundable earnest money deposit must be complete within 24 hours from the close of the auction. The balance will be due at closing. Merchantable title will be conveyed, and title insurance cost will be divided 50-50 between the buyer and seller. Closing costs are to be split 50-50 buyer and seller. The 2018 real estate taxes due in 2019 will be paid by the seller. All of the 2019 RE taxes due and payable in 2020 will be prorated to closing, based on most current tax information, the seller's prorated portion will be paid as a credit to buyer at closing. Aerial map is a birds eye view of the estimated location of details. A shared well water agreement will be signed at closing between Tracts 1, 2 & 3 if there are separate buyers. The "Main Well" is located on Tract 2 which furnishes water to each tract. Seller may elect to conduct at 1031 tax-deferred exchange in which buyer to reasonably accommodate seller timelines. The seller will convey to the purchaser all minerals owned regarding the subject property; however, seller does not guarantee any mineral rights are owned. The seller does not warranty or guarantee that existing fences lie on the true boundary, and any new fencing will be the responsibility of the purchaser pursuant to SD statutes. A survey will not be provided and will be the purchasers responsibility if needed or requested. FSA yields, bases, payments and other information is estimated and not guaranteed and are subject to County Committee Approval. Information contained herein is deemed to be correct but is not guaranteed. Sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all Meade County Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Announcements made day of sale take precedence over any written materials. Said property is sold as is. This is a cash sale. This sale is subject to a 5% buyer's premium. This sale is subject to seller confirmation. Not responsible for accidents.



**AUCTION: APRIL 4, 2019 • BOULDER COUNTY CANYON CONVENTION CENTER • STURGIS, SD • 10:00 AM**



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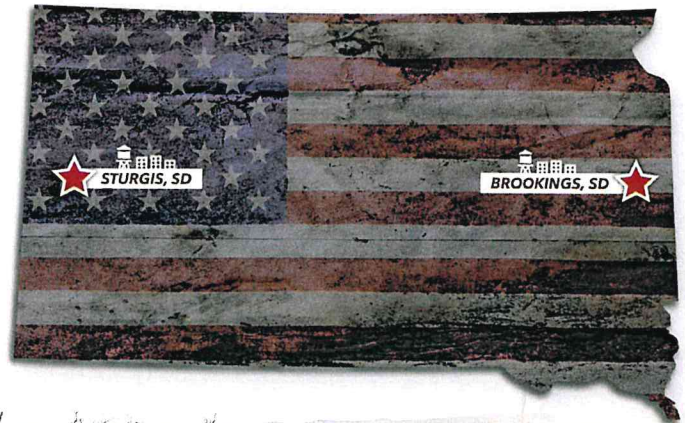


SOUTH DAKOTA & MINNESOTA

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