



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



STONE IDOL RANCH – EAST TRACT
Pollock, Campbell County, South Dakota

The Stone Idol Ranch - East Tract consists of 602.90± deeded acres and 40± leased acres. The Stone Idol Ranch - East Tract is a great combination of productive cropland, native pasture and recreational hunting land lying next to the Missouri River, known nationwide for its walleye fishing.

LOCATION & ACCESS

The Stone Idol Ranch – East Tract is located approximately three miles west of Pollock, South Dakota. There is year-round access from paved South Dakota Highway 1804. To access this tract from Pollock, South Dakota, travel north out of Pollock on Highway 1804 for one mile and then turn west (left) still on Highway 1084 for a little over two miles, the property begins on the left. Continue west on 102nd Street, a County gravel road, for one-half mile, then left or south on a County gravel road for an eight of a mile and the property begins on the left.

Several towns and cities in proximity to the property include:

- | | |
|--|--------------------|
| • Bismarck, North Dakota (population 72,865) | 88 miles north |
| • Mobridge, South Dakota (population 3,520) | 37 miles south |
| • Pierre, South Dakota (population 14,004) | 127 miles south |
| • Aberdeen, South Dakota (population 28,388) | 116 miles east |
| • Herreid, South Dakota (population 418) | 20 miles southeast |
| • Pollock, South Dakota (population 224) | 4 miles east |



SIZE & DESCRIPTION

602.90± Acres Deeded
40± Acres SD School and Public Lands Lease
642.90± Total Contiguous Acres

The terrain of the ranch varies from mostly level cropland to rougher native rangeland hills that are typical of the Missouri River's bluff country. These draws provide excellent habitat for Mule and Whitetail deer. The cropland is level and mostly rock-free with strong soil types suitable for raising most area crops including corn, soybeans, wheat and alfalfa. In addition, the cropland could also be used as food plots to enhance the hunting capabilities for deer, pheasant, ducks, and geese which are plentiful in the area.

The elevation marker eight miles northwest of Pollock, South Dakota is 1,955 feet above sea level.

The cropland and pasture are currently leased out. There are about 174± acres of cropland and 429± acres of native pasture. The cropland and pastures are currently leased to local operators.



LEASE INFORMATION

The Stone Idol Ranch leases 40 acres from the South Dakota School and Public Lands. This land is all native rangeland.

WATER RESOURCES

- Domestic and livestock water are provided by the WEB Rural Water System. This is a large extensive system with the source of the water being the Missouri River.
- There are also dams on the property that provide water for livestock and wildlife.

CARRYING CAPACITY / RANCH OPERATIONS

The 602.9± acre property is perimeter fenced. Additionally, the cropland is all fenced out. The pasture is fenced as an entire unit with no cross fences. The seller estimates eight acres are needed to summer a cow/calf pair. There are about 174 acres of productive cropland. Water is supplied to the pastures by the WEB Rural Water System. There are two tanks on pipelines in the pasture.

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



SOILS

Most of the cropland soils are Class II and Class III loamy soils. Soils maps of the property can be provided on request.

IMPROVEMENTS

There are no structural improvements on the property. However, there are numerous building sites on the property that would allow wonderful panoramic views of the surroundings including the Missouri River. Utilities are nearby and could easily be extended. Land improvements on the Stone Idol Ranch - East Tract include the following:

- Two sets of shelterbelts have been planted and are well established.
- New fences on three sides of the pasture.
- Web rural water with 2 stock tanks
- Large dam
- Spring fed draw to a smaller dam



UTILITIES

Electricity – Campbell County Electric

Gas/Propane –Purchased locally from co-op

Communications –Valley Tel High Speed Internet, Cable, Direct TV

Water –WEB Rural System

Sewer – Private Septic System

REAL ESTATE TAXES

According to the Campbell County records, the real estate taxes for the year 2018 and due in 2019 are approximately \$3,582.

MINERAL RIGHTS

Mineral rights, if any, will transfer to the buyer. Seller indicated the minerals may have been severed from the property on a prior deed transfer. Seller does not know if any mineral rights are owned.

RECREATION & WILDLIFE

The Missouri River is known nationwide as one of the premier walleye sport fishing rivers. This is all within one mile of the spectacular home site. The walleye, pike, bass, and catfish fishing are considered exceptional on the Missouri River. It is especially known for its abundant walleye population. This section of the Missouri River is one of the most plentiful areas for fishing and gaming in America. Where else can you catch your limit of fish in the morning and shoot your limit of pheasant in the afternoon.

In addition to the hunting and fishing you will find countless acres to enjoy driving four wheelers, dirt bikes, horseback riding, or simply walking the great outdoors, all with breathtaking views in every direction. It truly is the sports person dream place. Combine the great hunting, Missouri River fishing, and all the other great amenities, makes this amazing place one of the best hunting, fishing and recreation ranches I've had the pleasure to experience in a long time.

Other wildlife found on the Stone Idol Ranch includes, antelope, turkey, coyotes, occasional mountain lion, bobcat, badger, and upland game birds.



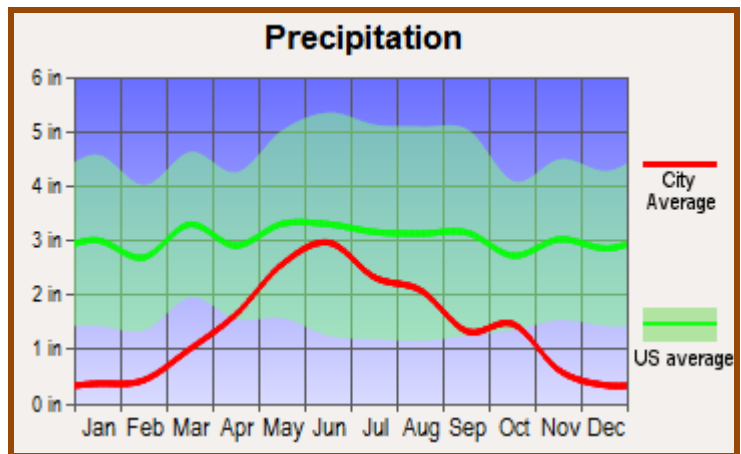
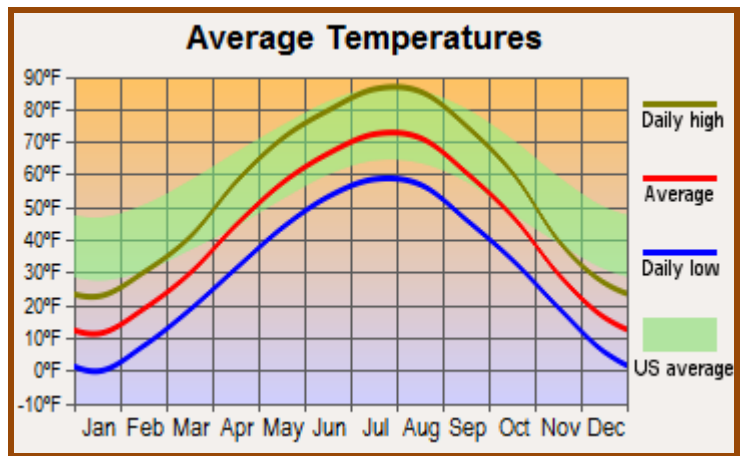
CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Pollock, South Dakota area is approximately 17.49 inches including 36 inches of snowfall. The average high temperature in January is 25 degrees, while the low is 3 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.

COMMUNITY AMENITIES

Pollock, South Dakota, and nearby Mobridge, South Dakota offer all the desirable amenities of a traditional rural South Dakota town with their small-town friendliness and atmosphere. Located just 4 miles (Pollock) and 37 miles (Mobridge) to the south on paved highway 1804, you can find, farm and ranch implement dealerships, veterinary

clinics, banks, shopping facilities, churches, restaurants, a municipal golf course, motels, and an airport. The cities of Mobridge and Herreid would provide K-12 school systems. For additional information regarding Mobridge as well as the surrounding area, visit www.cityofmobridge.com.



AIRPORT INFORMATION

Commercial airline service is available at Bismarck, Pierre, and Aberdeen, South Dakota. The following is information on each of these airports:

- **Bismarck, North Dakota:** Delta, United, American Airlines, Frontier, and Allegiant Air all serve the greater Bismarck area. For more information, visit <http://www.bismarckairport.com>.
- **Mobridge, South Dakota:** The city airport in Mobridge fulfills a medium general aviation role in the system of South Dakota airports, which is to serve most single and twin-engine aircraft and can accommodate business jets with paved runway surfaces. Additional information can be found at <http://www.cityofmobridge.com>.
- **Pierre, South Dakota:** Pierre Regional Airport has daily flights to Denver and Watertown served by United Airlines. For more information contact the airport manager at 605-773-7405.
- **Aberdeen, South Dakota:** Aberdeen Regional Airport is used mostly for general aviation and is currently served by Skywest dba Delta Air Lines. For more information call 605-626-7020 or go to <http://www.aberdeen.sd.us>.
- **Pollock, South Dakota:** Pollock, South Dakota does have a private 2,600 foot. turf landing strip. You must have permission to land there. Call 701.336-7722.



OFFERING PRICE

\$1,000,000

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 \$50,000 (fifty 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

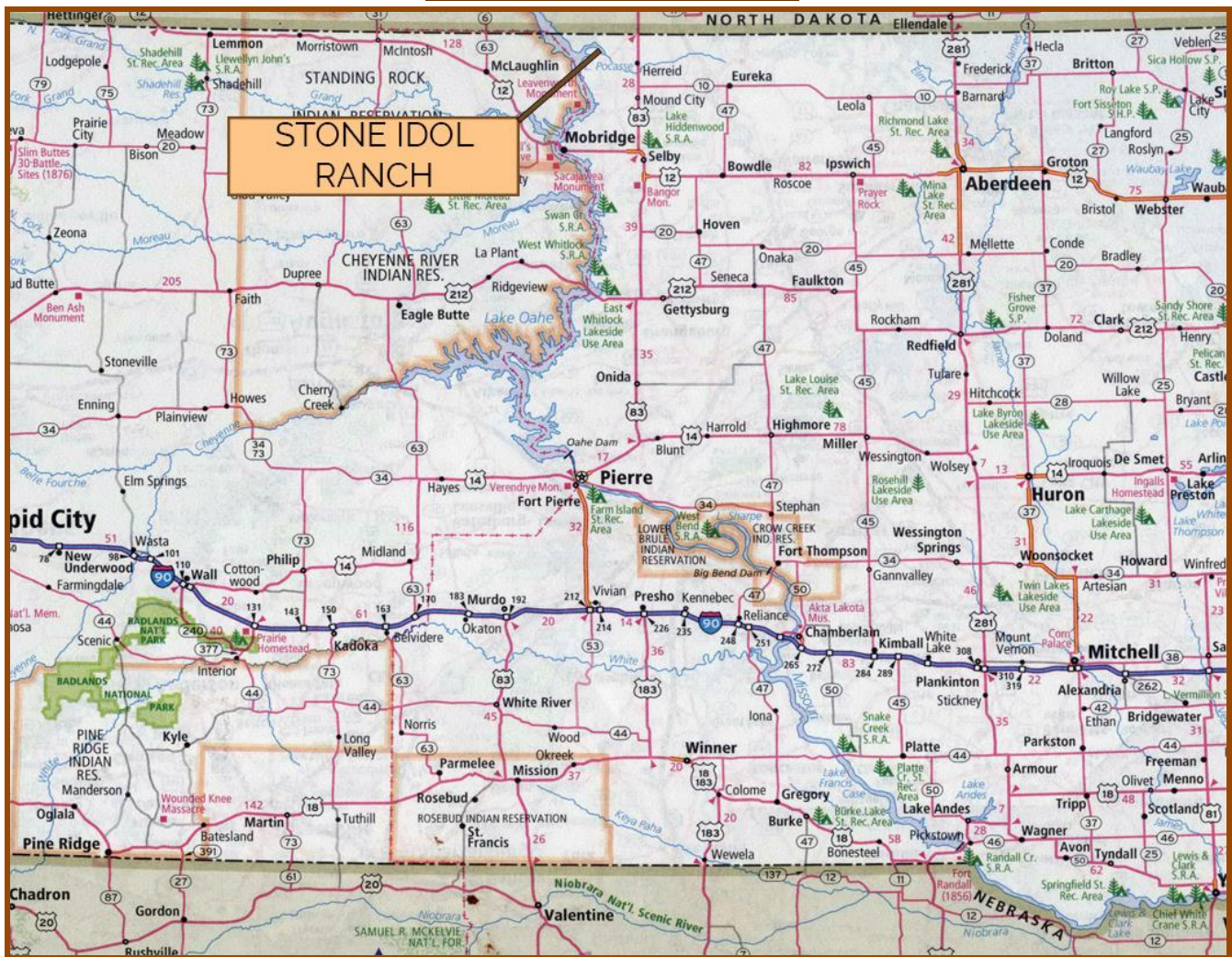
The seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the deeded property 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.

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.

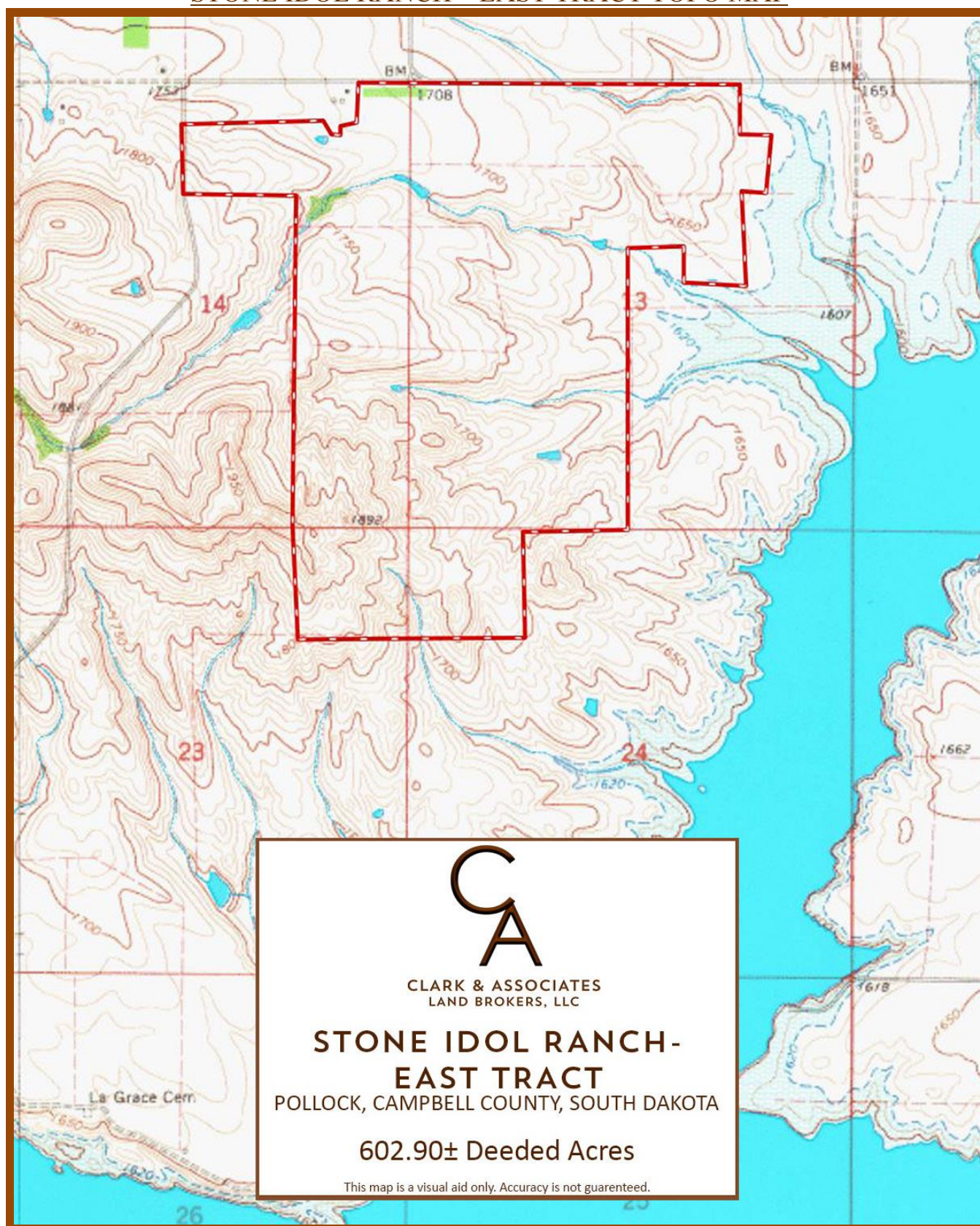
Notice to Buyers: South Dakota Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate 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.**

STATE LOCATION MAP

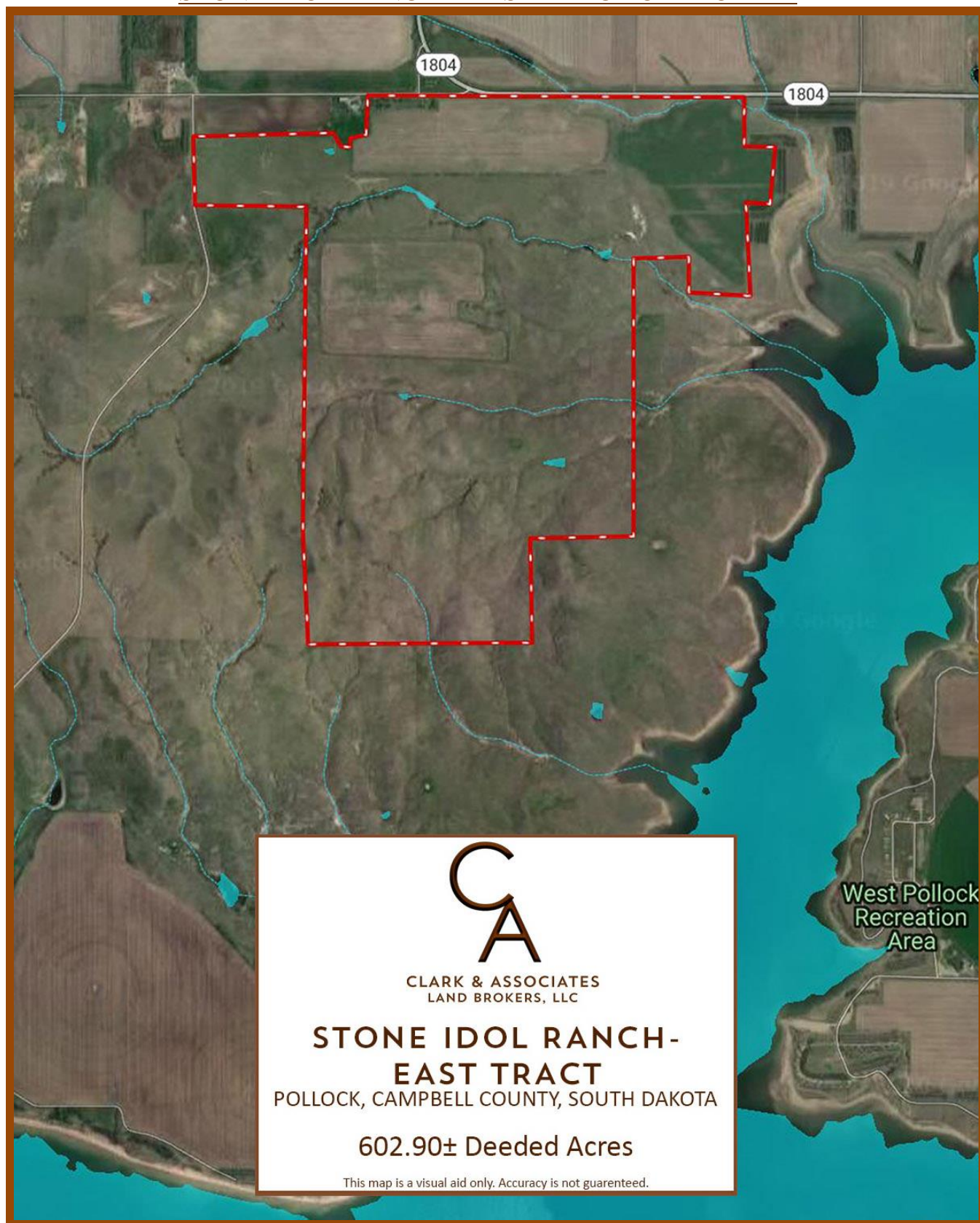


NOTES

STONE IDOL RANCH – EAST TRACT TOPO MAP



STONE IDOL RANCH – EAST TRACT ORTHO MAP



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



Ron Ensز
Associate Broker,
REALTOR®

Cell: 605-210-0337

ensz@rushmore.com

Licensed in SD, WY, MT,
& NE



Gregg Krebsbach
Associate Broker

Cell: 605-381-4486

gregg.farm@gmail.com

Licensed in SD & MT

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

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

Dean Nelson – Sales Associate

(307) 340-1114 ~ dean@clarklandbrokers.com
Licensed in WY & NE

Kaycee, WY Office

210 Center Street, Suite 110
Kaycee, WY 82639

Mark McNamee - Associate Broker/Auctioneer/C

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

Billings & Miles City, MT Offices

6806 Alexander Road
Billings, MT 59105

Denver Gilbert - Associate Broker / Owner

(406) 697-3961 ~ denver@clarklandbrokers.com
Licensed in WY, MT, SD & ND

Buffalo, WY Office

9 Twin Lakes Lane
Buffalo, WY 82834

Jon Keil - Associate Broker

(307) 331-2833 ~ jon@keil.land
Licensed in WY & CO

Belle Fourche, SD Office

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

Ronald L. Ensز - Associate Broker

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

Torrington, WY Office

2210 Main St
Torrington, WY 82240

Logan Schliinz - Associate Broker

(307) 575-5236 ~ logan@clarklandbrokers.com
Licensed in CO, NE & WY

Douglas, WY Office

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

Scott Leach - Associate Broker

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

Greybull, WY Office

3625 Greybull River Road, PO Box 806
Greybull, WY 82426

Ken Weekes – Sales Associate

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