



**CLARK & ASSOCIATES  
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

*Proudly Presents*



***DAKOTA HILLS SHOOTING PRESERVE***

***Hot Springs, Fall River County, South Dakota***

*Elite shooting preserve with world-class wing shooting.*

### LOCATION & ACCESS

Dakota Hills Shooting Preserve is located approximately 20 miles east of Hot Springs, South Dakota in Fall River County, which lies in the southwestern corner of the state. From Hot Springs, the ranch is reached by traveling east from Hot Springs on US Highway 18 for approximately five miles to the junction of US Highway 18 and US Highway 79, also known as Maverick Junction, where you turn right onto US Highway 79 traveling south for approximately three miles to West Oral Road; turn onto West Oral Road and travel east for approximately twelve miles where you reach the destination. West Oral Road is a well-maintained, graveled county road and provides excellent year-round access to the ranch.



### SIZE

1,275± Total Deeded Acres



## DESCRIPTION OF THE LAND & ELEVATION

Near the small town of Oral, South Dakota is the 1,275± deeded acres of the Dakota Hills Shooting Preserve. With great views of the Black Hills and year-round live water from the Cheyenne River and Plum Creek, this productive property includes 775± acres of irrigated ground that is under four low-pressure center pivots and includes a nice set of improvements.

Established in 1988, the Dakota Hills Shooting Preserve offers some of the finest wing shooting in the world and is home to Chinese ring neck pheasants, Hungarian partridges, Chukar partridge, sharp-tail grouse, snipe, dove and quail. Offering endless opportunities to the sportsman as trophy mule deer, whitetail deer, wild turkeys and antelope are found on the property as well.

Elevation of the Dakota Hills Shooting Preserve ranges from 2,900 to 3,000 feet above sea level.

Over the past 30± years, the owners of the Dakota Hills Shooting Preserve have devoted their resources to developing an exceptional Shooting Preserve that offers a vast population of wild birds and elite wing shooting. The farm is planted extensively with a variety of milo, sudan grass and corn and is grown and harvested for optimal hunting opportunity. Crops are harvested in late season to allow for an ideal bird habitat with hunting strips for hunters and their dogs. Dakota Hills Shooting Preserve offers an extensive species list to include Chinese ring-neck pheasant, Hungarian partridge, sharp-tail grouse, snipe, dove and quail. Typical hunts encompass 20 roosters per man/per day for pheasant and unlimited Hungarian and Chukar partridges. The wing shooting season runs September through December 15<sup>th</sup>.



## OPERATIONS/CARRYING CAPACITY

Dakota Hills Shooting Preserve offers four low-pressure, center T&L pivots that irrigate a total of 775± acres. Two pivots are 6-tower low-pressure T&Ls and the other two are 7-tower low-pressure T&L pivots. Historically, there has been 380± acres planted to corn with yields of 176 bushels per acre. Harvest time is around October 20<sup>th</sup> when it freezes and the owners plant as early as April 28<sup>th</sup>. The remaining three pivots are planted to alfalfa with the northern pivot (below the cabin to the north) being planted in an alfalfa/orchard mix. The southwest pivot is roundup-ready alfalfa. Yields for the alfalfa fields with four cuttings are approximately six ton per acre. (Note: owner has applied for a half-pivot south of the county road).

The carrying capacity of Dakota Hills Shooting Preserve is owner-rated at approximately 170 to 250 cow/calf pairs with supplemental feed through winter months.

*NOTE: Carrying capacity can vary due to weather conditions and management practices. Interested parties should conduct their own analysis.*



## SOILS

Soils on the Dakota Hills Shooting Preserve consist primarily of silty clay, fine sandy loams and silt loams.

## REAL ESTATE TAXES

The real estate taxes in Fall River County are approximately \$17,727 a year for the Dakota Hills Shooting Preserve.

## WATER

Ample irrigation water is provided from the Angostura Irrigation District in addition to senior water rights out of Plum Creek with head gates throughout the property. Each unit/allotment has its own head gate.

Plum Creek has existing ditch, gravity-fed water. Angostura Irrigation District delivers water around May 1<sup>st</sup> and shuts off from the middle to the end of September each year. The 2018 costs from the Angostura Irrigation District were approximately \$20,959.

In addition to approximately  $\frac{3}{4}$  of a mile of Plum Creek that flows along the western side of the preserve, there is approximately  $\frac{3}{4}$  of a mile of the Cheyenne River that flows through the northwest corner.

In the event of a sale, all water rights permitted and adjudicated to the subject property shall be transferred to the buyers.





## UTILITIES

Electric – Black Hills Electric

Water – Private Well

Septic System – Private

TV and Internet – satellite

Phone – Century Link and cell phone

## IMPROVEMENTS

The improvements on the Dakota Hills Shooting Preserve consist of the following:

**Residence:** Expansive 3-story cedar lodge nestled along the Cheyenne River Valley overlooking the Black Hills of South Dakota offers all the luxuries to include mounted game and a spacious deck with beautiful views. The lodge accommodates 10 people and offers a game room, hot tub, and more.

**Shop:** Well-maintained Morton shop with floor heat in main part of shop.

**Grain Bins:** 6,000 air bushel bin, 3,200 bushel grain bin, 3,600 bushel grain bin, and 2,000 bushel grain bin









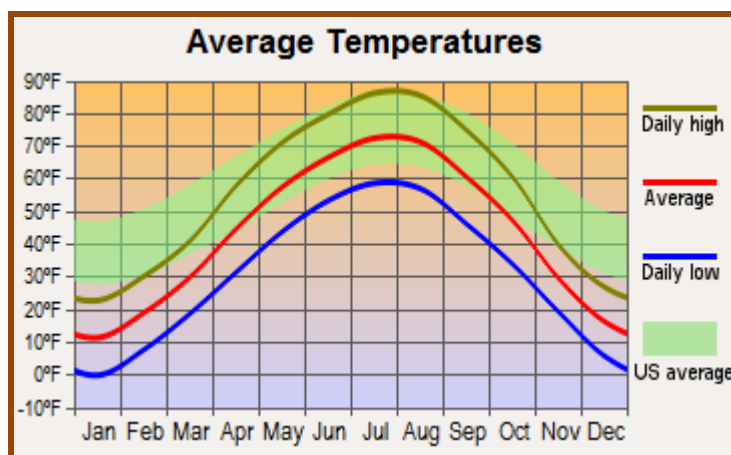






## CLIMATE

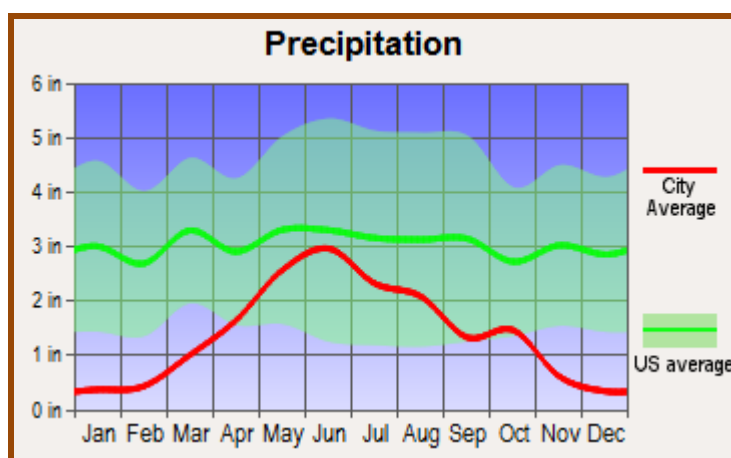
According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Hot Springs, South Dakota area is approximately 17.65 inches including 27.5 inches of snowfall. The average high temperature in January is 41 degrees, while the low is 15 degrees. The average high temperature in July is 90 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

The county seat for Fall River County is Hot Springs, South Dakota, which is located approximately 20 miles northwest of the Dakota Hills Shooting Preserve. 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.



Edgemont, South Dakota is a 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. 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>.

Chadron, Nebraska is the county seat of Dawes County and home to Chadron State College. This historic city features several amenities including schools, shopping, medical facilities, banks,



restaurants, golf course, several museums, libraries, Mari Sandoz High Plains Heritage Center, and much more. Located in and around Chadron are several historical sites:

- Chadron State Park, Nebraska's oldest state park
- Toadstool Park which is known for its unusual geological formations
- The Hudson-Meng Bison Kill, a modern archeological excavation in progress
- Agate Fossil Beds National Monument, a 3,050 acre National Monument located on the Niobrara River

Chadron hosts annual events such as Fur Trader Days held every July and the Dawes County Fair usually held the last week of July into the first week of August each year.

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).



## AIRPORT INFORMATION

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

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, Delta, United, and Northwest Airlines. For specific information about the airport, flight schedules, amenities, as well as relevant links about Rapid City and the surrounding area, visit [www.rcgov.org/Airport/pages](http://www.rcgov.org/Airport/pages).

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 3,148
- Pilot Controlled Lighting
- GPS Approach
- Fuel Available: AVGAS ONLY
- For more information, visit [www.acukwik.com/airportinfo/KHSR](http://www.acukwik.com/airportinfo/KHSR).

The Chadron Airport is located four (4) miles west of the city. Additional information and data:

- Hard Surface Runway is 100' X 6,001'
- Field Elevation 3,297
- ILS GPS VOR Approaches
- Fuel Available: AVGAS JET
- For more information, visit [www.acukwik.com/airportinfo/KCDR](http://www.acukwik.com/airportinfo/KCDR).





## RECREATION & WILDLIFE

The Dakota Hills Shooting Preserve is home to Chinese ring neck pheasants, Hungarian partridges, Chukar partridge, sharp-tail grouse, snipe, dove and quail. Offering endless opportunities to the sportsman as trophy mule deer, whitetail deer, wild turkeys, mountain lions, and antelope are found on the property as well. The topography and vegetation found on the property and in the surrounding area provide excellent habitat for the wildlife.

Angostura Reservoir is located near Dakota Hills Shooting Preserve. 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.

Adventure can be discovered throughout the area surrounding Dakota Hills Shooting Preserve. The Black Hills National Forest, which encompasses 1.1 million acres, 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 Ski Area and Mystic Mountain Ski Areas. Several well-known area attractions are close to the ranch and include The Black Hills, Mount Rushmore, Deadwood, Wind Cave National Park, and the Crazy Horse Monument.



## OFFERING PRICE

**\$4,500,000**

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 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 \$135,000 (One Hundred Thirty-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'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.



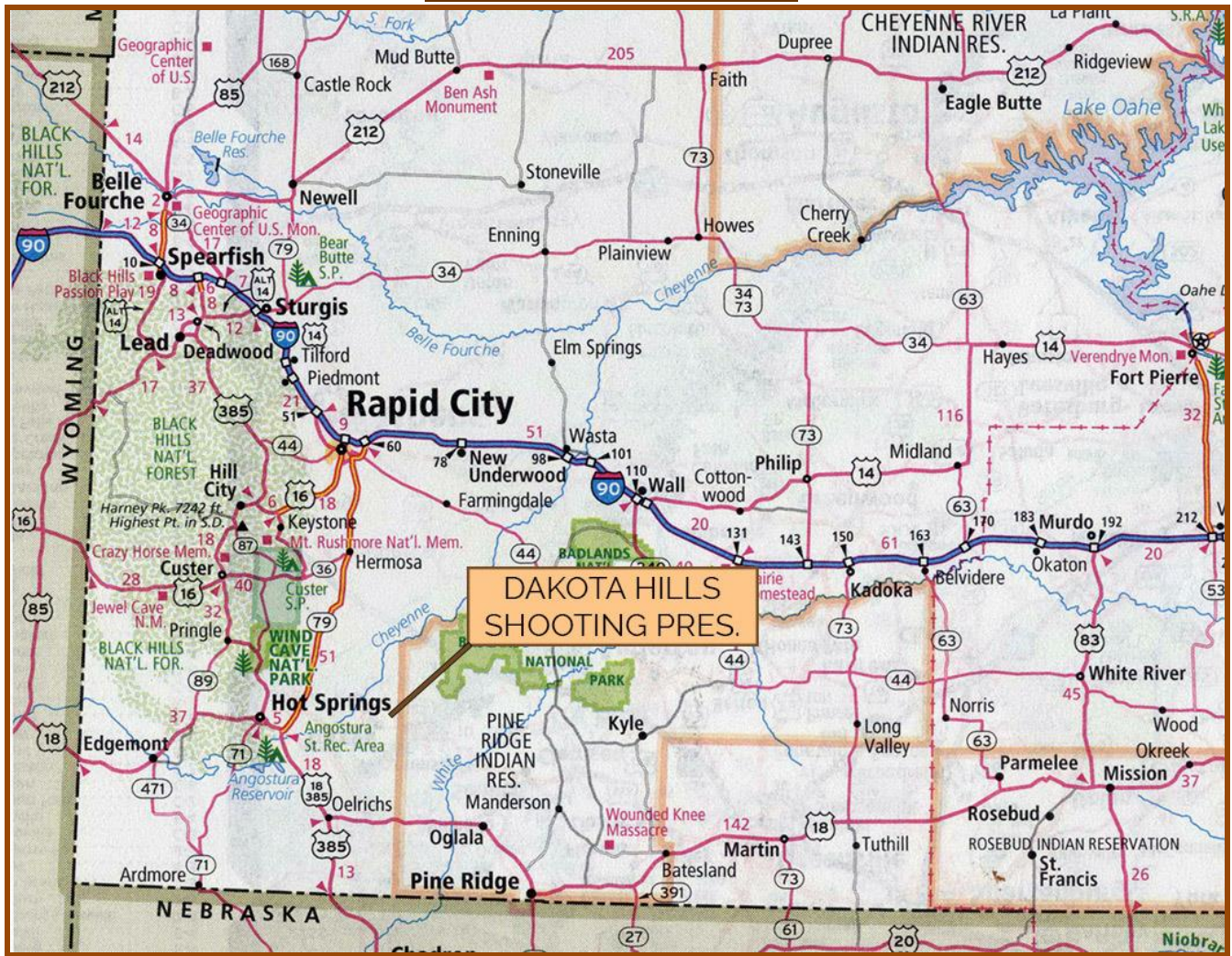
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Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, 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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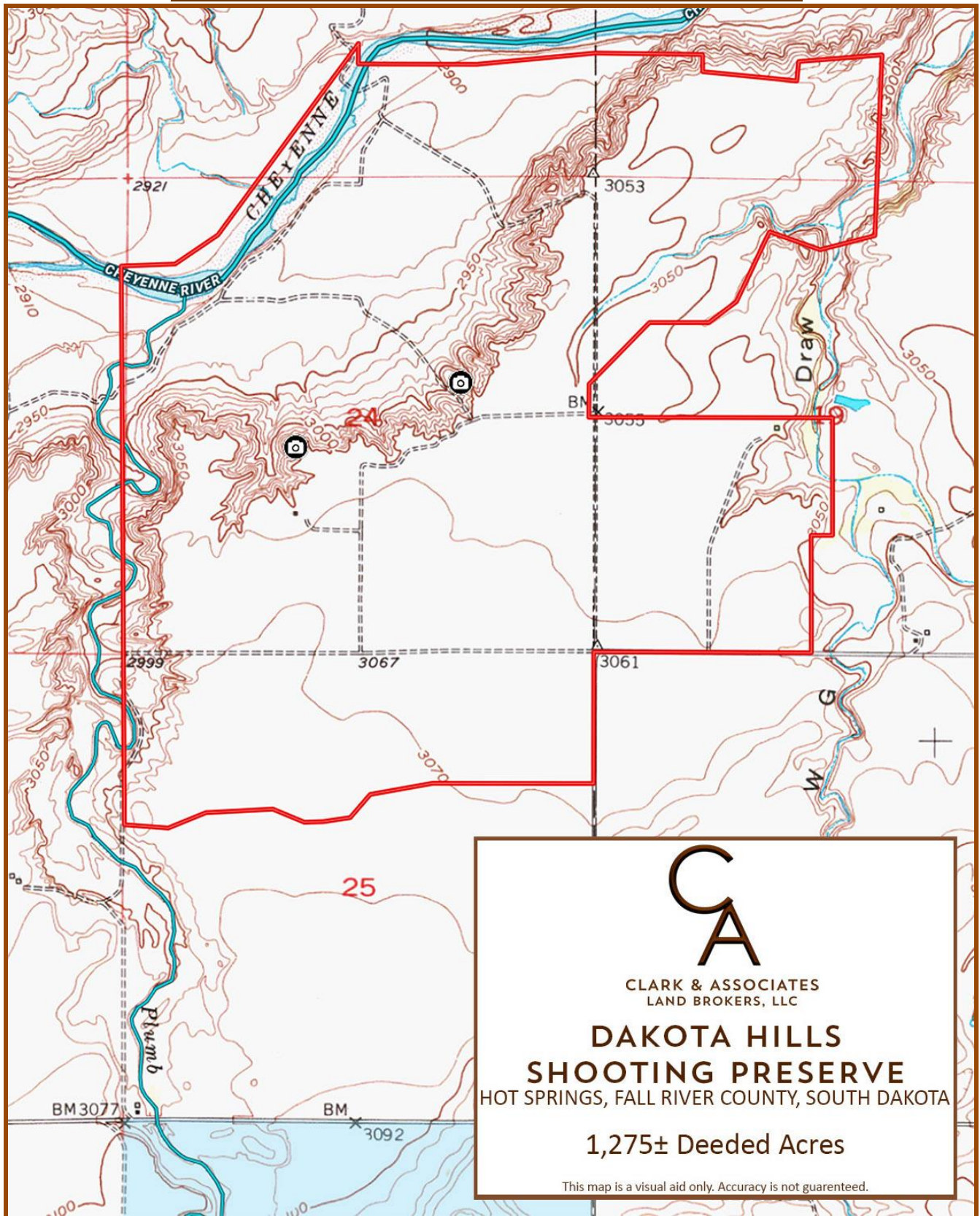
## STATE LOCATION MAP



## NOTES



## DAKOTA HILLS SHOOTING PRESERVE TOPO MAP





DAKOTA HILLS SHOOTING PRESERVE ORTHO MAP





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



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

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## 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