



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



RIDGE VIEW RANCH
Prairie City, Perkins County, South Dakota

Located in the hard grass, cattle country of western South Dakota, the Ridge View Ranch is a great combination of grass, water and natural protection that makes this one of the outstanding cattle ranches in the area.

LOCATION & ACCESS

The Ridge View Ranch is located approximately 65 miles northeast of Newell, South Dakota, 40 miles southwest of Bison, South Dakota or 55 miles northwest of Faith, South Dakota, in southern Perkins County. The ranch is easily accessed year-round by all season gravel roads, off of Highway 212, and maintained by Perkins County.

Several towns and cities in proximity to the property include:

- | | |
|--|---------------------|
| ○ Newell, South Dakota (population 580) | 65 miles southwest |
| ○ Bison, South Dakota (population 335) | 40 miles northeast |
| ○ Belle Fourche, South Dakota (population 5,553) | 90 miles southwest |
| ○ Spearfish, South Dakota (population 10,494) | 100 miles southwest |
| ○ Sturgis, South Dakota (population 6,908) | 106 miles southwest |
| ○ Deadwood, South Dakota (population 1,304) | 119 miles southwest |
| ○ Rapid City, South Dakota (population 74,421) | 131 miles southwest |
| ○ Faith, South Dakota (population 421) | 55 miles southeast |



SIZE & DESCRIPTION

Comprised of 7,317± deeded acres, this ranch has no leased ground within its borders. Historically used as a year-round cow/calf operation, the ranch is designed to maximize the growth of spring and fall born calves that thrive on the strong native grasses of the area. Several tree-lined draws and drainages on south facing slopes provide excellent protection for calving cows that seldom see the inside of calving sheds in the spring. Most of the cattle calve out in the pastures to help reduce the stress and sickness that is prevalent in many confined calving operations.

Many miles of fence and buried water lines have been installed throughout the ranch to effectively and efficiently move the cattle as they graze. Over 500 acres of dryland hay fields are used to typically produce enough hay to winter the cattle. During drier years, the owners have bought additional hay to supplement the ranch hay production as needed.

There are two sets of working corrals on the ranch to allow closer access to facilities when branding, pre conditioning or weaning. All corrals are in great working condition and are a perfect example of the time and effort the owners have taken in building this ranch.

There are approximately 12 + miles of water lines, buried deep for winter use and the large water tanks have been installed correctly for years of use. Water for the ranch is supplied by three wells that are 240' to 450' deep that provide ample quality and quantity. Numerous dams are scattered across the ranch.



CARRYING CAPACITY / RANCH OPERATIONS

Historically, the Ridge View Ranch has typically calved cows in the spring and fall to spread out the labor demands as well as take advantage of fluctuating cattle markets. The carrying capacity is owner-rated at 350 head cow/calf operation according to their business model.

If you need a ranch for wintering cows or possibly a ranch for a bred heifer operation, the water development and the overall natural protection would make these options a possibility. All prospective buyers are encouraged to make their own decision based on their particular type of needs. Three livestock markets in proximity to this ranch are Belle Fourche, Billings, and Miles City.

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



REAL ESTATE TAXES

The real estate taxes on the Ridge View Ranch are approximately \$13,700 per year.

MINERAL RIGHTS

All mineral rights pertaining to the Ridge View Ranch owned by the sellers (if any) will transfer to the new owner at closing.

IMPROVEMENTS

The ranch improvements are modest, very functional and well maintained. The owners live in a three bedroom, two bath mobile home and there are two older ranch houses that could be renovated to accommodate more living space. Both older homes have been maintained and had new roofs installed in the last few years. There are two larger livestock barns with corrals and pens as well as a couple of machine sheds/shops. The buildings are older but have been maintained over the years and are in good condition.

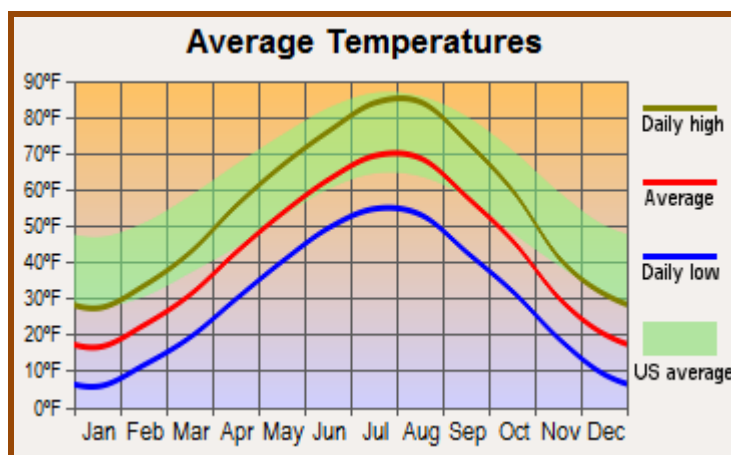


UTILITIES

Electricity - Grand Electric Cooperative
Gas/Propane – provider is out of Lodgepole / propane tank is rented
Communications – high speed fiber-com cable
Television – provider
Water - private well
Sewer - septic

CLIMATE

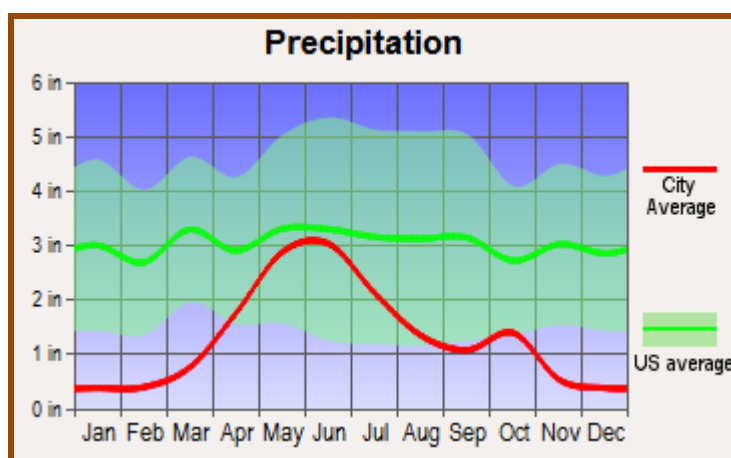
According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Prairie City, South Dakota area is approximately 16.26 inches including 21.4 inches of snowfall. The average high temperature in January is 29 degrees, while the low is 6 degrees. The average high temperature in July is 85 degrees, while the low is 54 degrees. The charts to the right are courtesy of www.city-data.com.



COMMUNITY AMENITIES

Bison, South Dakota: Bison is the county seat for Perkins County. Bison offers a K through 12 school system. Bison offers feed and grain services and other services typical of a small town.

Faith, South Dakota: Faith is located on Highway 212. Faith has a reputable livestock sale barn, a lumber yard, feed store and other services typical of a small town.



Maurine, South Dakota: Maurine offers an elementary school, K through 8, that is part of the Sturgis school district.

Newell, South Dakota: Newell located on Highway 212 and Highway 79. Newell offers a K through 12 school system as well as other services typical of a small town.

Other trade centers for the area are Union Center, Belle Fourche, Spearfish and Sturgis. Regional medical centers and airports are located in Rapid City, SD, Pierre, SD and Bismarck, ND.

Shadehill Reservoir to the northeast and the Belle Fourche Reservoir to the southwest provide water sports and excellent walleye fishing.

RECREATION & WILDLIFE

The Ridge View Ranch is home to mule and whitetail deer, antelope as well as several upland bird species. The tree-filled draws and drainages offer an abundance of year-round natural protection for a large number of wildlife.

Adventure can be discovered throughout the area surrounding the Ridge View Ranch. The Black Hills National Forest, which encompasses 1.1 million acres, is located southwest 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 Ski Area. Several well-known attractions include The Black Hills, Mount Rushmore, Deadwood, Wind Cave National Park, and Crazy Horse Monument.



OFFERING PRICE

Price Reduced to \$5,500,000

Acceptable terms for purchasing this property include, but are not limited to cash at closing, new loan, or 1031 tax exchange. No portion of the purchase transaction will be financed by the seller. 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 \$180,000.00 (one hundred eighty 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.

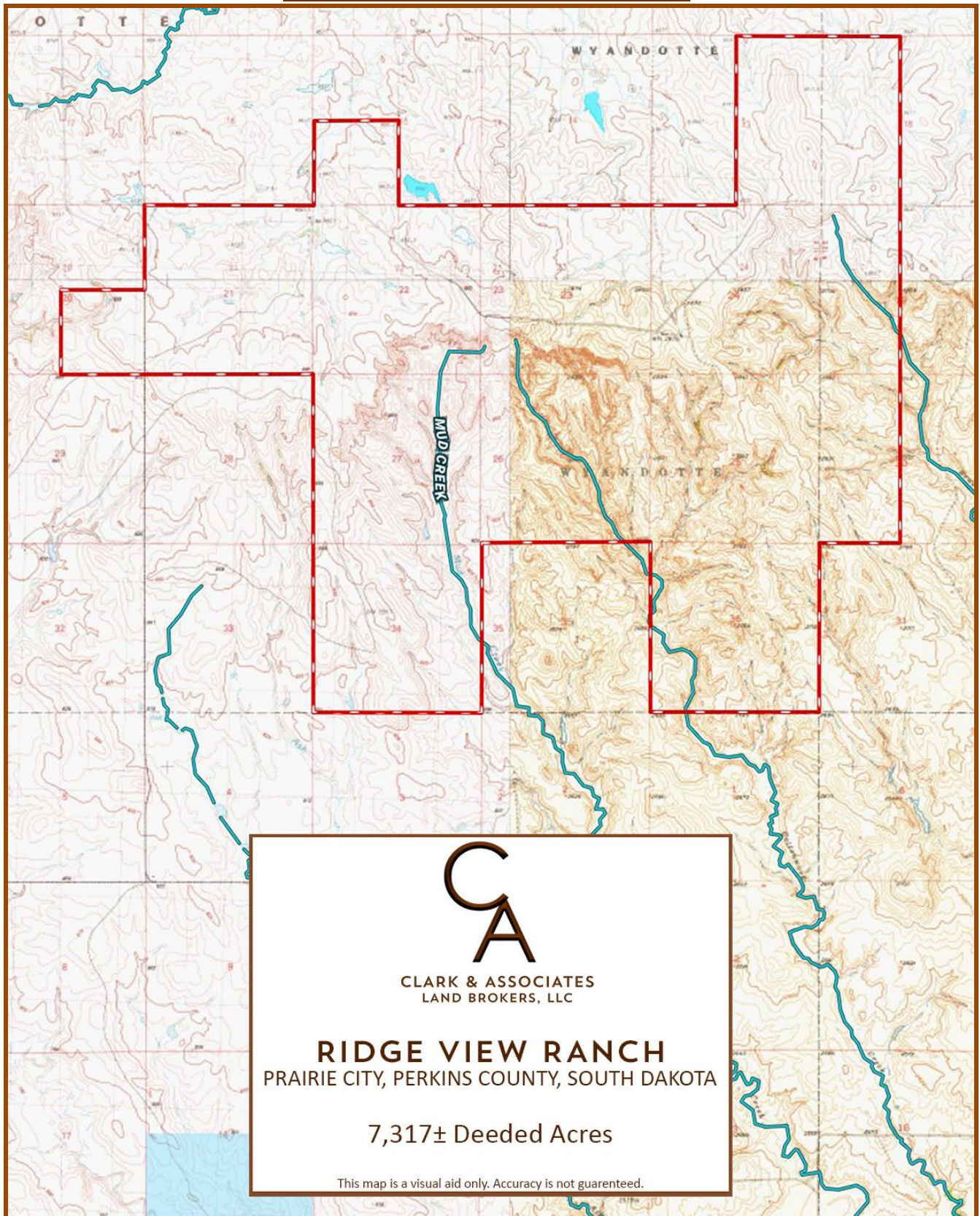
Notice to Buyers: South Dakota Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate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

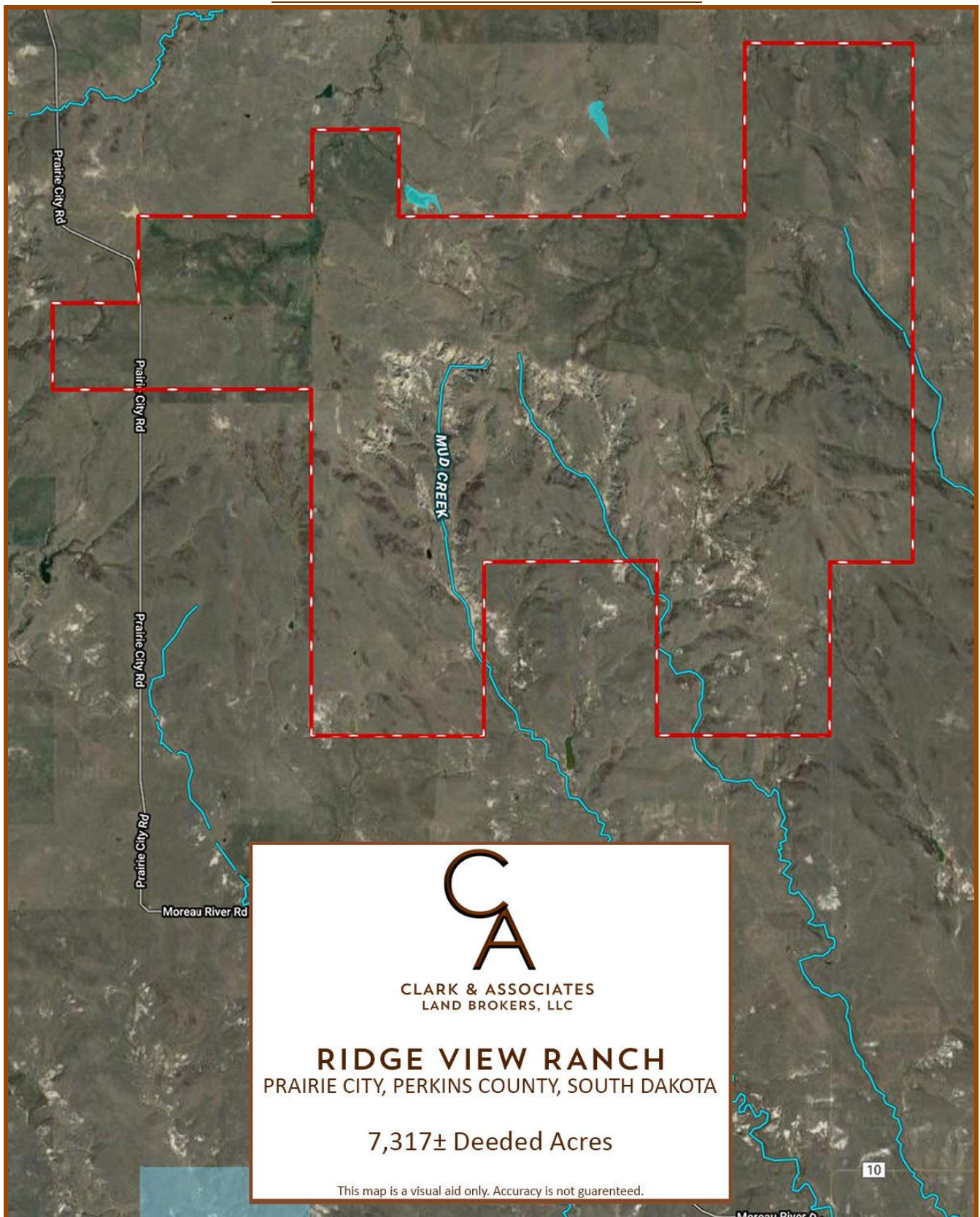


NOTES

RIDGE VIEW RANCH TOPO MAP



RIDGE VIEW RANCH ORTHO MAP



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



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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