



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



96 RANCH- HEADQUARTERS

Belle Fourche, Butte County, South Dakota

Consisting of 1,396± deeded acres, including 354± acres of irrigated cropland (165± acres under a new pivot) and over 200± acres of dryland fields.

LOCATION & ACCESS

The 96 Ranch Headquarters Unit is located 30 miles northeast of Belle Fourche or eight miles northwest of Newell, South Dakota. To reach the 96 Ranch Headquarter Unit from Belle Fourche, travel east on Highway 212 approximately 16 miles to Nisland, South Dakota; turn left onto Riley Road and travel north for approximately 5.5 miles; turn right, traveling east onto Adams Road and continue one mile east to the southwest corner of the property.

Several towns and cities in the area are in close proximity to and easily accessed from this Butte County ranch.

- | | |
|--|--------------------|
| • Newell, South Dakota (population 600) | 8 miles southeast |
| • Belle Fourche, South Dakota (population 5,594) | 25 miles southwest |
| • Spearfish, South Dakota (population 10,494) | 35 miles southwest |
| • Sturgis, South Dakota (population 6,627) | 35 miles south |
| • Deadwood, South Dakota (population 1,270) | 60 miles southwest |
| • Rapid City, South Dakota (population 67,956) | 65 miles southeast |

SIZE & DESCRIPTION

1,396.81± Total Deeded Acres

The 96 Ranch Headquarters Unit consists of 1,396.81± deeded acres. There are 354± acres of irrigation water with 165± acres of the irrigated land under a new center pivot irrigation system. There are also over 200± acres of dryland fields with the balance of the land being creek bottoms and upland pasture.

This property provides an excellent opportunity to own a headquarters for a cattle operation. Horse Creek, a mostly live-water creek, meanders through the property and provides a source of livestock water in the winter and spring and habitat for wildlife. Butte Meade Sanitary Water District rural water provides domestic and livestock water. The ranch has a good feed base and winter protection. There are numerous windbreaks scattered across the property. A full set of buildings including a house, machine shed, barns and corrals are also included on the property.



OPERATIONS

The 96 Ranch Headquarters Unit has been utilized for feed production as well as wintering and calving for a cattle operation. The creek bottoms provide excellent winter cover as do the numerous steel windbreaks that are scattered across the property.

The irrigated ground has historically been planted in a grass/alfalfa mix for production of hay. There are approximately 354± acres of irrigated cropland with 165± acres under a new pivot.

WATER RESOURCES

Butte Meade Sanitary Water District rural water system provides quality water for both domestic and livestock uses. Horse Creek is an additional source of water for livestock as do several dams.

There are 354± acres irrigation water provided by the Belle Fourche Irrigation District. The 2020 water charges due in 2021 totaled \$8,440.87.

REAL ESTATE TAXES

According to the Butte County Treasurer, the real estate taxes for the 96 Ranch Headquarters unit are approximately \$9,816 annually.

MINERAL RIGHTS

All mineral rights, if any, will be transferred to the Seller.



UTILITIES

Electricity- Butte Electric

Water- Butte Meade Sanitary Water District, Horse Creek, North Canal

Telephone- West River Telephone

Internet- Fiber Optic Cable from West River Telephone

IMPROVEMENTS

The 96 Ranch Headquarters Unit includes a full set of buildings. The stone house was built around 1910 and features one bedroom and one bathroom on the main level and two bedrooms and a bathroom on the upper level. Other buildings include a new 38' x 136' livestock barn with a 16' x 40' lean-to and a concrete floor for working cattle, a machine shed/shop, an open-front storage shed, several livestock barns and working corrals and pens. A newer center pivot irrigation system covers about 165± acres of the irrigated land.



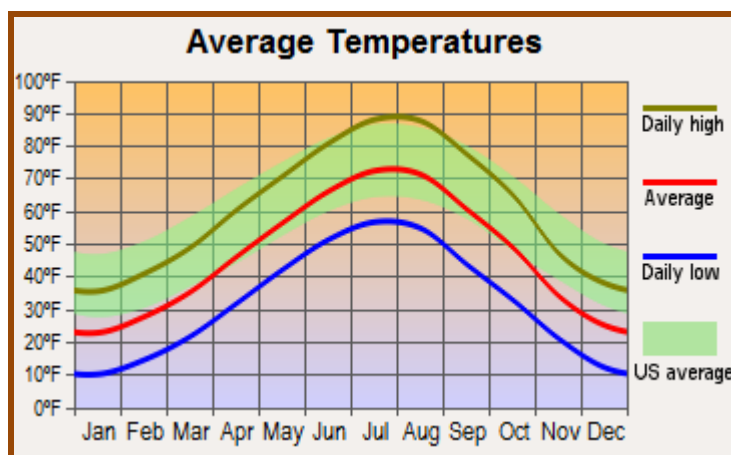
RECREATION & WILDLIFE

The property provides habitat for antelope and deer. Some of the dams have been stocked with bass.

For the outdoor enthusiast, the region provides 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 include The Black Hills, Mount Rushmore, Deadwood, Terry Peak Ski Area, Devil's Tower, Wind Cave National Park, and the Crazy Horse Monument.

CLIMATE

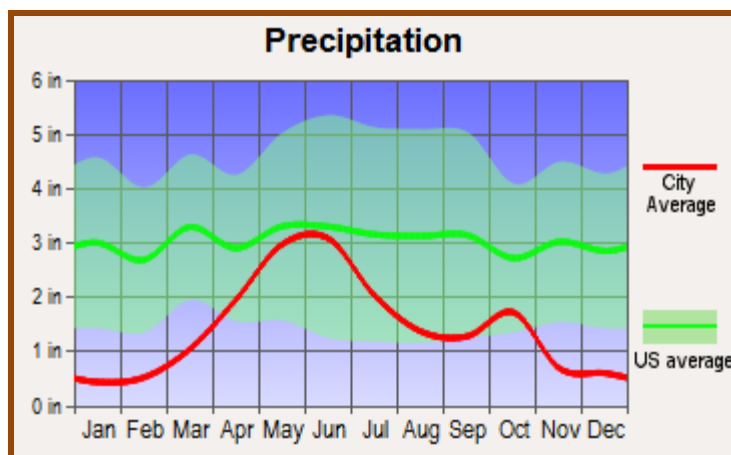
According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Belle Fourche, South Dakota area is approximately 17.9 inches including 42.2 inches of snowfall. The average high temperature in January is 37 degrees, while the low is 13 degrees. The average high temperature in July is 88 degrees, while the low is 60 degrees. The charts to the right are courtesy of www.city-data.com.



COMMUNITY AMENITIES

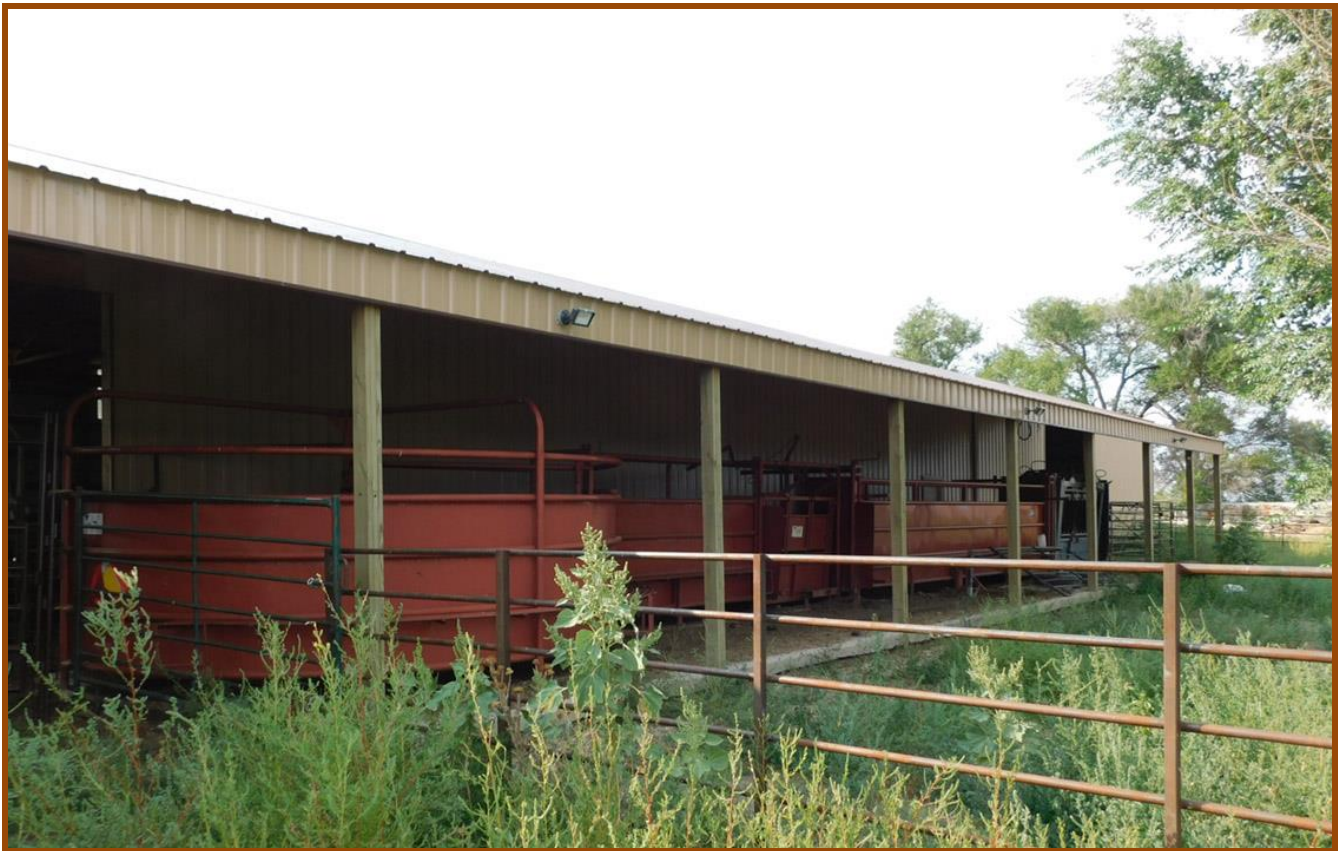
Newell, South Dakota has all the amenities of a small, rural community including a retail center with gas stations, convenience stores, grocery store, K-12 school system, and a part-time medical clinic. Major employers include the Belle Fourche Irrigation District and Butte Electric Coop.

Belle Fourche, South Dakota, population 5,874, is steeped in history and located on the northern edge 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 as well as a K-12 school, numerous restaurants, two grocery stores, several professional services, two lumber yards, ag supply stores, parts stores, auto dealers, farm machinery dealers, numerous banks and several other businesses. Located just north of I-90 on Highway 85 at the Center of the Nation, Belle Fourche is known as the northern gateway to the Black Hills. Belle Fourche also has a nine-hole golf course. For more information about this area, please visit <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.



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.

- 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.

- 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, 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 <http://www.rcgov.org/Airport/pages>.



OFFERING PRICE

\$2,600,000

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 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 \$130,000 (One Hundred Thirty 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.

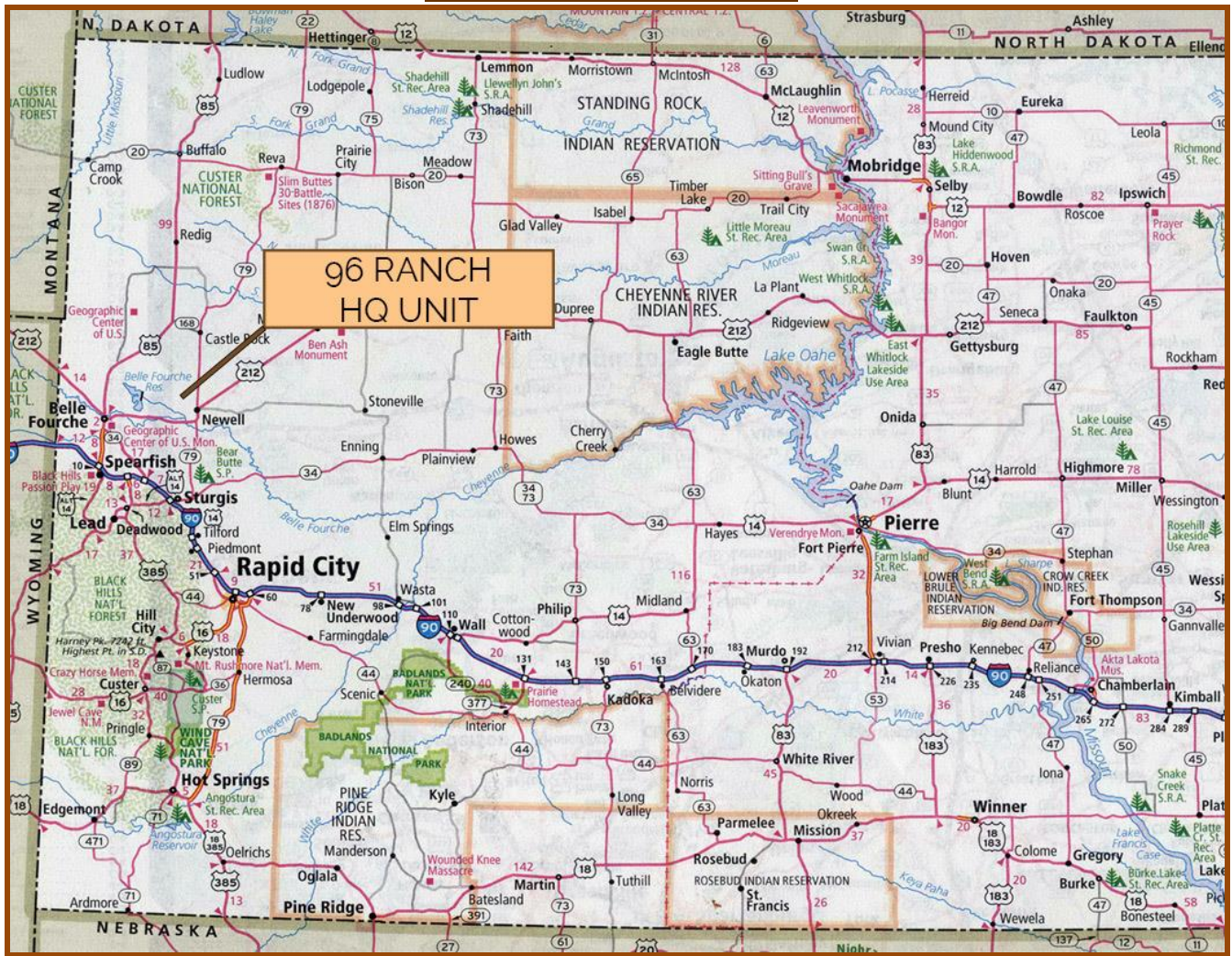
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



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.

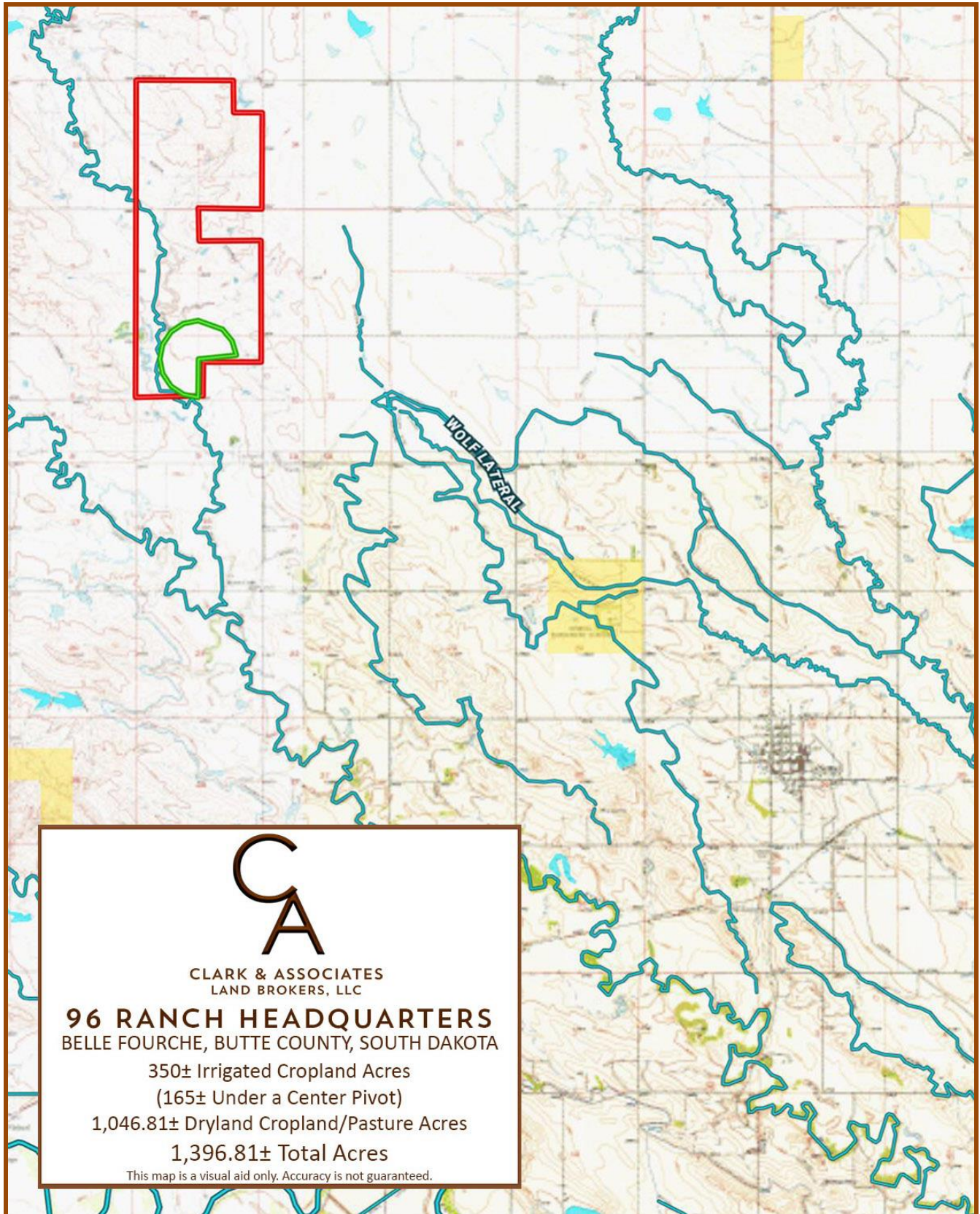
Notice to Buyers: South Dakota Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate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

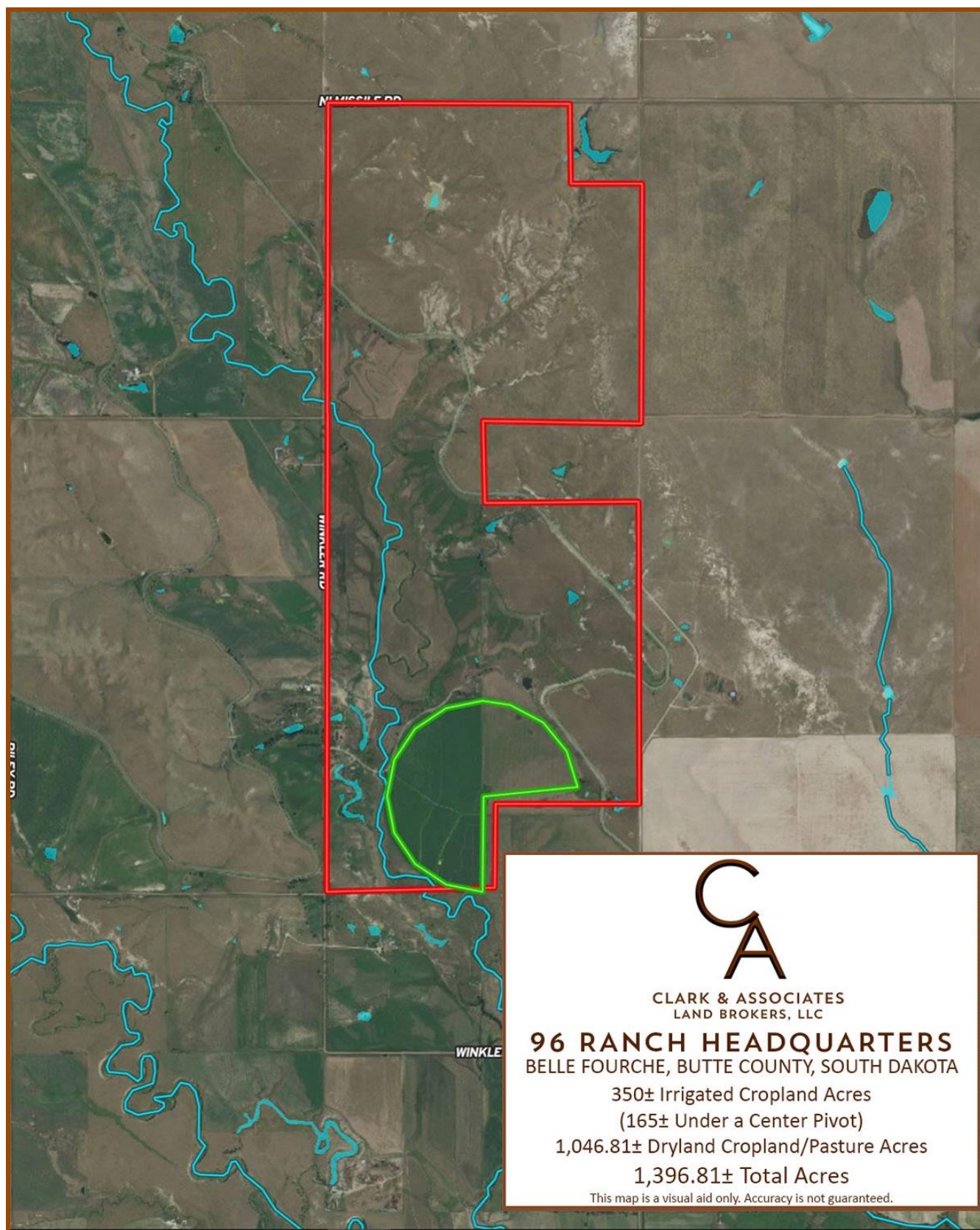


NOTES

96 RANCH HEADQUARTERS TOPO MAP



96 RANCH HEADQUARTERS ORTHO MAP



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



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Licensed in SD, WY & MT

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Buffalo, WY 82834

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Greybull, WY 82426

Ken Weekes – Sales Associate

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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