

Specializing in Farm, Ranch, Recreational & Auction Properties

# **Proudly Presents**



# SCENIC RANCH Scenic, Pennington County, South Dakota

Located in the hard grass cattle country of western South Dakota, the Scenic Ranch is a great combination of grass and natural protection that makes this an outstanding cattle ranch.

## **LOCATION & ACCESS**

The Scenic Ranch is located approximately 35 miles southeast of Rapid City, South Dakota, 71 miles southeast of Sturgis, South Dakota or 86 miles southeast of Deadwood, South Dakota, in sought-after Pennington County. The ranch is easily accessed year-round by all-season gravel roads, off of Hart Table Road, and maintained by Pennington County.

Several towns and cities in proximity to the property include:

0	Scenic, South Dakota (population 56)	6 miles southeast
0	Rapid City, South Dakota (population 74,421)	35 miles northwest
0	Sturgis, South Dakota (population 6,908)	71 miles northwest
0	Deadwood, South Dakota (population 1,304)	86 miles northwest
0	Spearfish, South Dakota (population 10,494)	92 miles northwest
0	Belle Fourche, South Dakota (population 5,553)	98 miles northwest

#### SIZE & DESCRIPTION

The Scenic Ranch consists of 1,856± deeded acres located approximately 35 miles southeast of Rapid City, South Dakota. This productive grass ranch consists of rolling hills, cedar-break pastures, Spring Draw and natural springs that wind through the north end of the ranch. Numerous tree-lined draws with deciduous and evergreen trees offer exceptional protection for livestock and wildlife.

The improvements at the headquarters include a well-maintained, ranch-style home, built in 1973, with five bedrooms, two bathrooms, attached garage and numerous updates throughout the home from the remodel done in 2018. The residence has been thoroughly updated to include a brand-new kitchen, flooring, energy efficient windows, renovated bathrooms, HVAC system and much more.

Additional improvements on the ranch include a 30'x60' steel shop and a 38'x72' Quonset with livestock corrals. The ranch has been running 140-170 cow/calf pairs year-round with supplemental winter feed.

The Scenic Ranch offers numerous species wildlife with hunting opportunity to include mule deer, white-tail deer, turkey and antelope.

This well-established ranch provides all the necessary components to continue managing the ranch as a year-round cow/calf operation or to modify the operation to a productive yearling enterprise.





## CARRYING CAPACITY / RANCH OPERATIONS

Historically, the Scenic Ranch has been a spring calving operation with an owner-rated carrying capacity of 140-170 cow/calf pairs. On average, weaning weights range from 550lbs-600lbs.

The overall natural protection makes the Scenic ranch a viable option for wintering cows. All prospective buyers are encouraged to make their own decision based on their particular type of needs.

"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 Scenic Ranch are approximately \$12,583 per year.

## MINERAL RIGHTS

All mineral rights associated with the Scenic Ranch owned by the Sellers, if any, will transfer to the Buyer at closing.

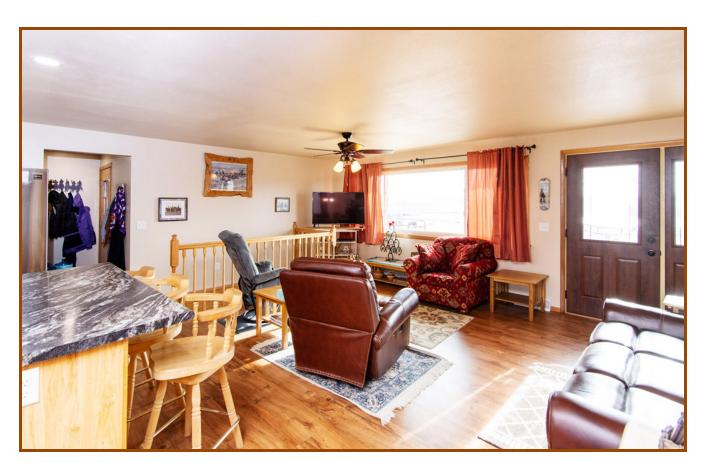
## **UTILITIES**

Electricity- WREA
Gas/Propane – McGas
Communications – Golden West Communications
Television – provider
Water - private well
Sewer – septic

## **IMPROVEMENTS**

The ranch improvements are respectable, very functional and well-maintained. The main residence, built in 1973, features 1,504 sq. ft. on the main level with a full basement. This residence offers five bedrooms and two full bathrooms with spacious main level living. Extensive renovations completed in 2018/2019 offer numerous updates throughout. The updates include new kitchen, updated bathrooms, new windows and flooring, HVAC system, blown-in insulation, new garage door and much more. Other buildings include a 30'x60' steel shop, a 38'x72' Quonset, minimal working corrals and pens with frost free hydrants.

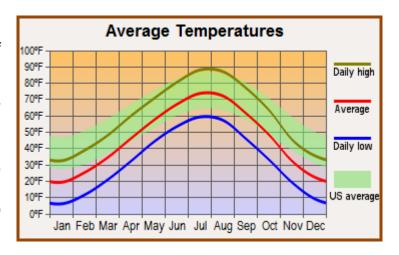






#### **CLIMATE**

According to the High Plains Regional Climate Center at the University of average Nebraska. the annual precipitation for the Scenic, South Dakota area is approximately 17.7 inches including 30.4 inches of snowfall. The high temperature average January is 35 degrees, while the low is 9 degrees. The average high temperate in July is 89 degrees, while the low is 60 degrees. The charts to the right are courtesy of www.city-data.com.



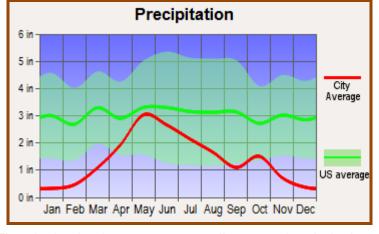
#### **COMMUNITY AMMENITIES**

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 <a href="https://www.rapidcitychamber.com">www.rapidcitychamber.com</a>.

## **RECREATION & WILDLIFE**

The Scenic Ranch is home to mule deer, whitetail deer, antelope, turkey and several upland bird species. The tree-filled draws and springs offer an abundance of year-round natural protection for a large number of wildlife. The presents great hunting opportunities as the Scenic Ranch has not been hunted in the past 10+ years.

Adventure can be discovered throughout the area surrounding the Scenic Ranch. The Black Hills National Forest, which encompasses 1.1 million acres, is located west 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 \$3,350,000**

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 \$117,000.00 (one hundred seventeen 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.

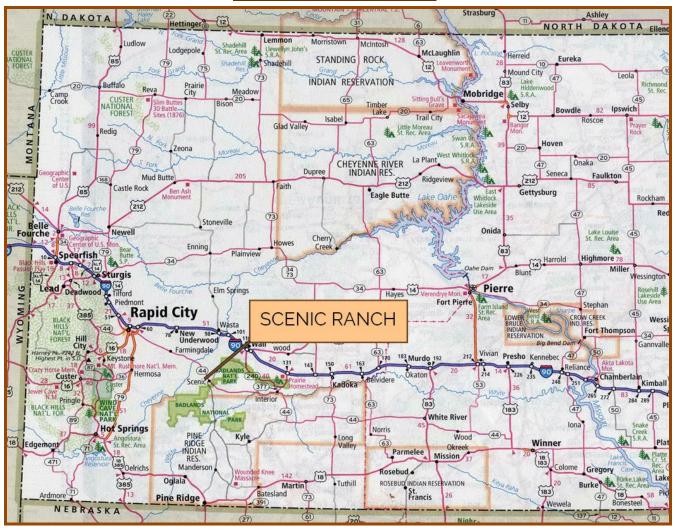
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



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.

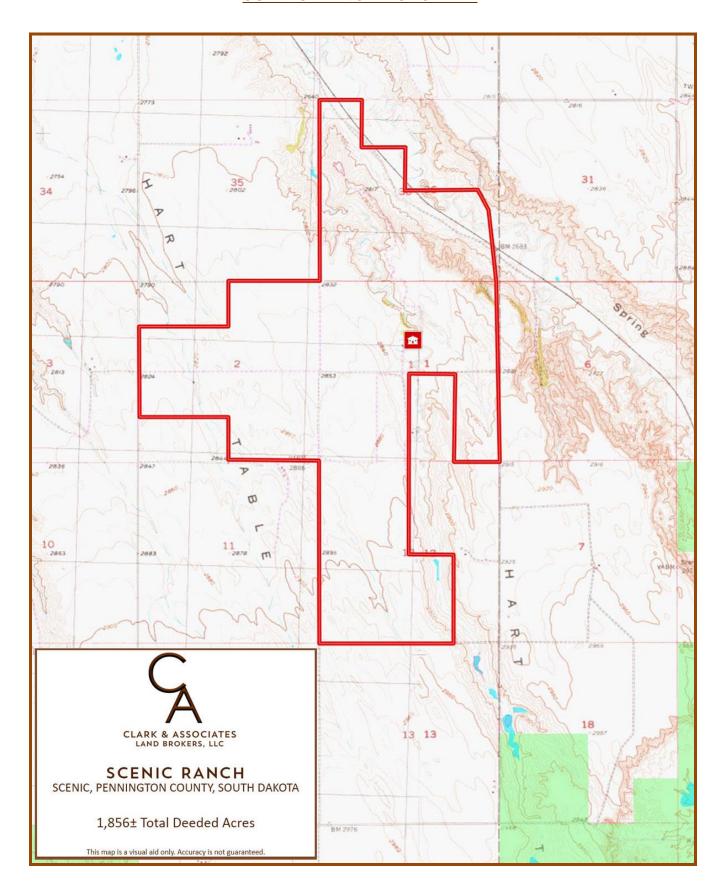
Notice to Buyers: South Dakota Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate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

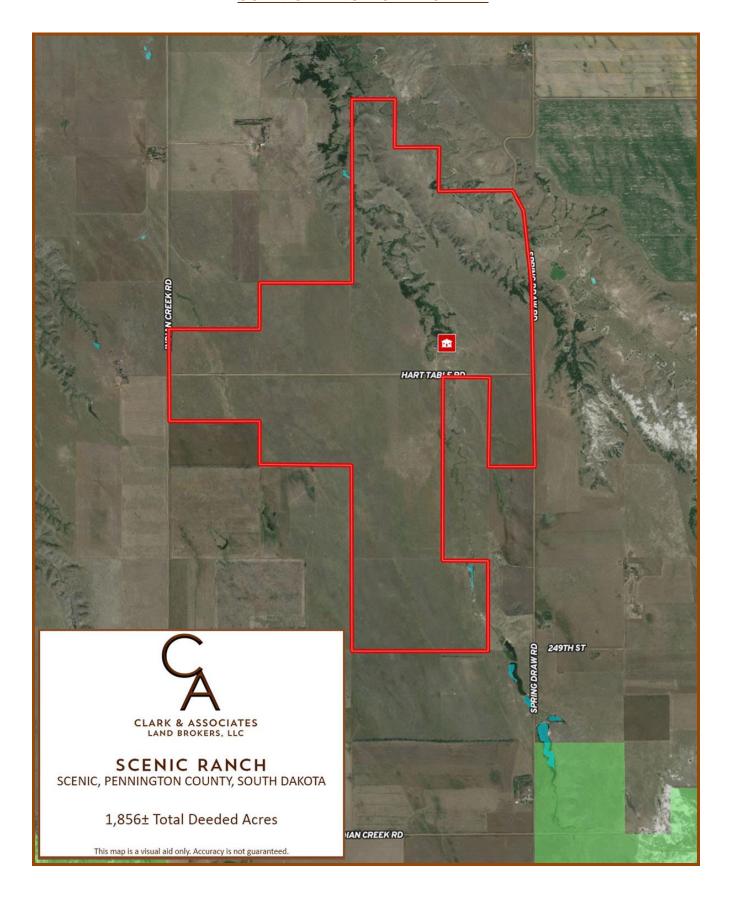


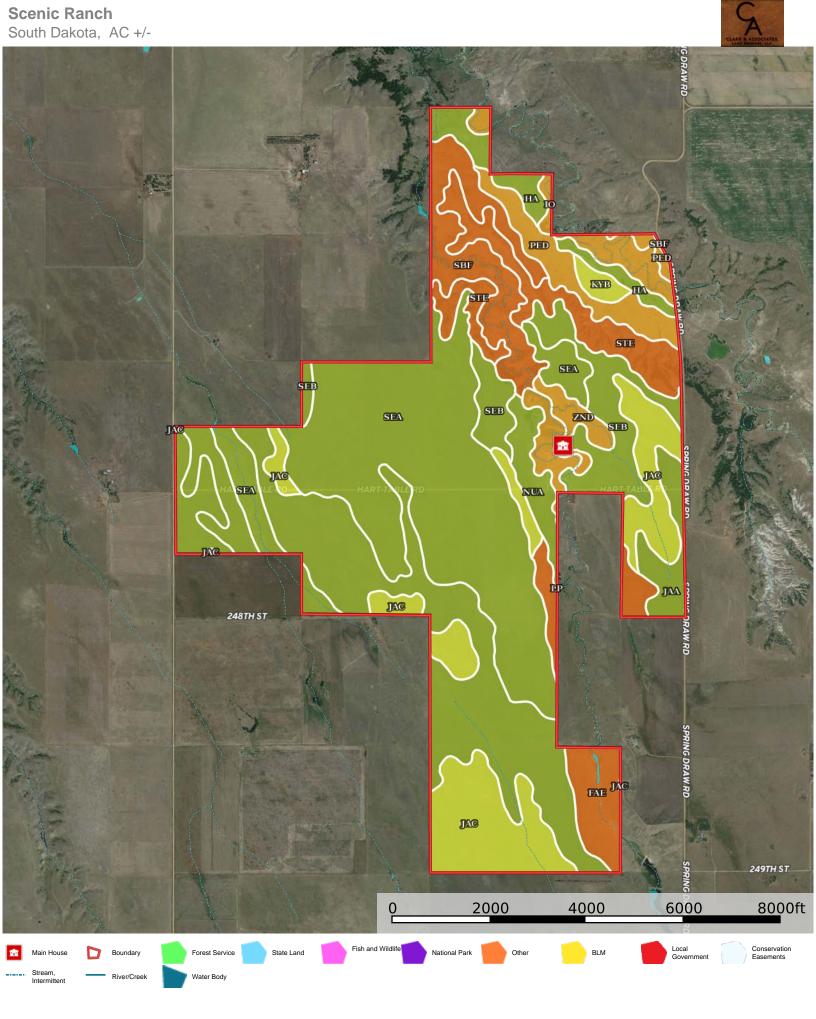
#### **NOTES**

# SCENIC RANCH TOPO MAP



# SCENIC RANCH ORTHO MAP





# | Boundary 1836.97 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SeA	Satanta loam, 0 to 2 percent slopes	554.1	30.16	84	51	3c
SeB	Satanta loam, 2 to 6 percent slopes	459.3 5	25.01	78	50	3e
JaC	Jayem fine sandy loam, 3 to 9 percent slopes	228.3 3	12.43	50	35	4e
SbF	Samsil clay, 15 to 40 percent slopes	112.5 9	6.13	5	3	7e
StE	Schamber-Samsil complex, 15 to 40 percent slopes	109.3	5.95	6	2	7s
FaE	Fairburn clay loam, 9 to 40 percent slopes	82.02	4.47	10	15	7e
PeD	Pierre clay, 6 to 20 percent slopes	64.29	3.5	30	16	6e
На	Haverson silt loam	49.17	2.68	79	40	3c
JaA	Jayem fine sandy loam, 0 to 3 percent slopes	40.46	2.2	0	34	3e
lo	Interior loam, channeled, 0 to 6 percent slopes, flooded	39.03	2.12	14	12	6w
NuA	Nunn loam, 0 to 2 percent slopes	37.71	2.05	87	43	3e
ZnD	Zigweid-Nihill complex, 6 to 15 percent slopes	24.33	1.32	24	34	6e
Lp	Lohmiller silty clay, channeled, 0 to 3 percent slopes, occasionally flooded	23.73	1.29	30	27	6w
КуВ	Kyle clay, 2 to 6 percent slopes	12.56	0.68	52	27	4e
TOTALS		1836. 95(*)	100%	58.48	37.71	4.04

<sup>(\*)</sup> Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

# **Capability Legend**

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

# **Grazing Cultivation**

- (c) climatic limitations (e) susceptibility to erosion
- $\left(s\right)$  soil limitations within the rooting zone  $\left(w\right)$  excess of water

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



Ron Ensz
Associate Broker,
REALTOR®

Cell: (605) 210-0337

ensz@rushmore.com

Licensed in SD, WY & MT



# Logan Schliinz Associate Broker, REALTOR®

Cell: (307) 575-5236

logan@clarklandbrokers.com

Licensed in SD, WY, ND,

# 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

#### **Buffalo, WY Office**

879 Trabing Road Buffalo, WY 82834

#### **Billings/Miles City, MT Offices**

6806 Alexander Road Billings, MT 59105

#### Belle Fourche, SD Office

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

#### **Torrington, WY Office**

2210 Main St Torrington, WY 82240

#### **Douglas, WY Office**

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

#### Wheatland, WY Office

4398 Palmer Canyon Road Wheatland, WY 82201

#### **Moorcroft, WY Office**

22 Timber Meadows Drive Moorcroft, WY 82721

#### Cory G. Clark - Broker / Owner

(307) 351-9556 ~ clark@clarklandbrokers.com Licensed in WY, MT, SD, ND, NE & CO

#### Mark McNamee - Associate Broker/Auctioneer/Owner

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

#### Denver Gilbert - Associate Broker / Owner

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

#### Ronald L. Ensz - Associate Broker

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

#### Logan Schliinz - Associate Broker

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

#### Scott Leach - Associate Broker

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

#### Jon Keil - Associate Broker

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

#### Stan Mosher – Associate Broker

(307) 631-2155 ~ stan@clarklandbrokers.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.

(company) is to offer only

The office policy of

those services marked above.								
By	(licensee)							
Acknowledgment: I have been presented with an overview of the receipt of:	brokerage relationship op	otions available and h	nereby acknowledge					
•	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)	Dat	e Tim	e am/pm					