

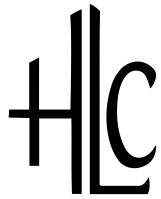


Cutting Mine

Lead, SD

360 Acres | \$3,900,000



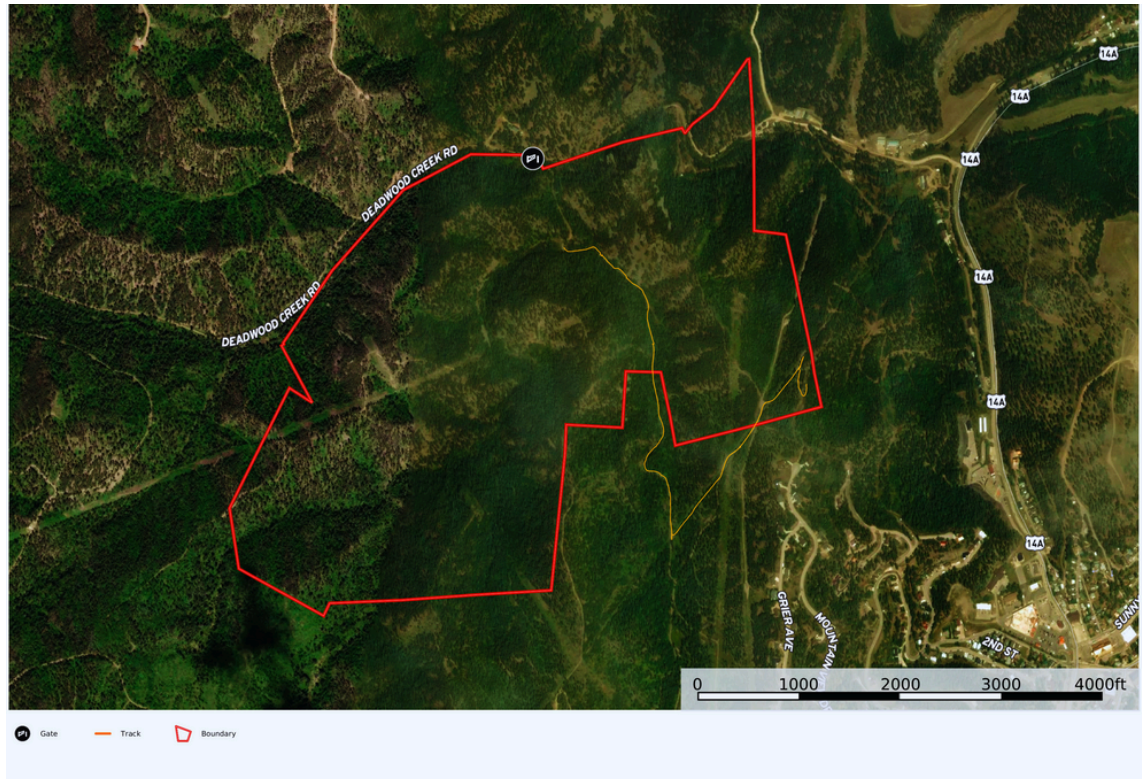
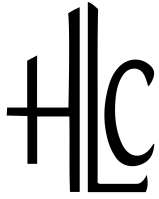


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Executive Summary: This offering presents a unique opportunity to purchase one of the largest privately held tracts in and around the City of Lead. Included are numerous mining claims, flowing wells, live water creeks, AND the historic Cutting Gold Mine is on the property! Owned by Black Hills Power, Inc. since 1957 and offered for the first time in nearly 70 years! The mineral rights are intact on this property and 100% transfer with title!

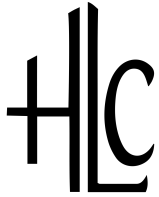
Located in the hub of the northern Black Hills of South Dakota; The Cutting Mine property is that quintessential Black Hills recreational property and much more. This property is highly accessible, yet if you like, you can get 'lost in plain sight'. The terrain provides remarkable diversity with steep ridges, live water creeks, springs and coolies. The property features the historic Cutting Gold Mine and sells with 100% of the mineral rights intact and transferring with title! Part of the property lies within the Lead City limits and it is all just up the road from Historic Deadwood. Power is located on the property with 3-phase and single phase available. (The transmission lines located on the property are not available for power. Black Hills Power, Inc. will require easements along the existing power lines for operation and maintenance). This property has so much to offer – Let your imagination run!



Property Location: This property is located within and adjacent to the western boundary of the City of Lead, SD.

Property Directions: On the north edge of Lead, SD; US HWY 14A, take Cutting Mine Rd west approximately .4mi to the property, Or from the south, at the intersection of HWY 14A and 1st St, take 1st St west to Mountain View Dr. and follow Mountain View to the end. Property will be to the north.





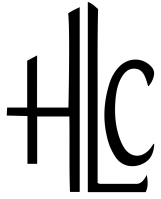
Locale: The nearest town to the Cutting Mine Property is Lead, SD nestled in the northern Black Hills. Lead's population is approximately 3,000. Though small, the community boasts a heavy tourist industry, rooted in the region's historical gold mining industry of the 1800's. There is shopping, fine and casual dining and sightseeing of the many local attractions. Lead is currently the home of Sanford Underground Research Facility that draws worldwide attention. Four miles up the road is historic Deadwood, South Dakota, home of legendary figures, historical shootouts and gaming halls!

The Black Hills is home to multiple natural beauties and attractions including Mount Rushmore, Custer State Park, Black Elk Peak, Sylvan Lake and many more. The area offers many recreational opportunities including hiking, fishing, hunting, ATV riding, golfing and during the winter months snowmobiling and skiing.

Rapid City is located 45 miles southeast of Lead. Air services are found in the nearby towns of Spearfish and Sturgis. Regional flight services are available within an hour drive at Rapid City Regional Airport with direct flights to over twenty major markets.

Access: The property is easily accessed off US Hwy 14A on the north edge of the City of Lead and is flanked by the Deadwood Creek Rd along the north boundary





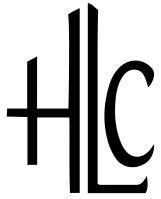
Utilities: There is 3-phase and single-phase power located on the premises. (The transmission lines crossing the property will not be available as service lines)

Lease: There are no leases currently encumbering the property.

Easements: Black Hills Power Inc.,) will retain a 50' Electric Overhead/Underground easement (25' from the centerline) along the existing transmission and power lines.

Water: There are major water resources on the property, including flowing wells, creeks and springs. City water is available from the upper end.

Improvements: The property is largely unimproved, save an existing block building connected to the Cutting Mine. Remnants of the Mine structures are still visible on the property.



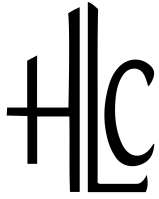
Operation: The property has not been in production in recent years.

Topography: The property is timbered and rugged with many aspen filled draws. Deadwood Creek makes the north boundary along much of the property.

Soils: Grizzly-Mineshaft complex, 40 to 80 percent slopes (227 Ac.) Pactola-Buska channery silt loams, 20 to 60 percent slopes (166 Ac)

Wildlife: Whitetail deer are the most prominent wildlife on the property and can be seen in abundance. Other species include coyote, bobcat, raptors and others common to the region.





Acreage: 360 Acres

Taxes: The taxes are currently centrally assessed and will be reassessed upon transfer of title.

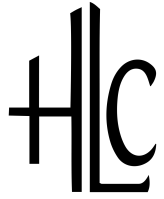
Price: The Cutting Mine property is available at \$3,900,000.

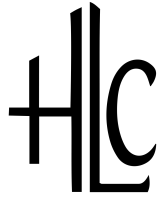
Legal Description:

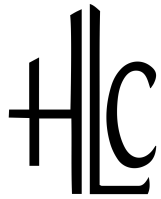
T5N, R3E, BHM Lawrence Co., SD

Sections; 29, 30, 31 & 32; MS 1685, MS 1702, MS 1411









**Information obtained from sources deemed to be reliable, however
is not guaranteed by the Sellers or Hewitt Land Company.**

**For more information or to schedule a viewing, please contact:
JD Hewitt: jd@hewittlandcompany.com | (605) 347-1100**

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.

X 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.

X 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.

X 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 Hewitt Land Company, Inc. (company) is to offer only those services marked above.

By JD Hewitt (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 X Date _____ Time _____ am/pm

Signature X 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.

X 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