



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



HORSE CREEK RANCH
Martin, Bennett County, South Dakota

The Horse Creek Ranch consists of 960± deeded acres and is a great combination of productive ranch land and abundant wildlife.

LOCATION & ACCESS

The Horse Creek Ranch is located approximately 15 miles northwest of Martin, South Dakota. There is year-round access from a gravel road out of Martin and south from South Dakota Highway 44. To access the ranch from Martin, travel north on Hisle Rd for 15 miles then east on Bud Rd for 4 miles to the destination.

Several towns and cities in proximity to the property include:

- | | |
|---|---------------------|
| • Martin, South Dakota (population 938) | 15 miles south |
| • Philip, South Dakota (population 759) | 73 miles north |
| • Wall, South Dakota (population 699) | 73 miles northwest |
| • Rapid City, South Dakota (population 74, 703) | 115 miles northwest |
| • Chadron, Nebraska (population 5,206) | 115 miles southwest |
| • Valentine, Nebraska (population 2,633) | 98 miles southeast |
| • Winner, South Dakota (population 2,921) | 121 miles south |
| • Pierre, South Dakota (population 3,990) | 148 miles south |



SIZE & DESCRIPTION

960± Deeded Acres

The ranch is fenced with four and five strands of barbed wire. It is cross fenced into six pastures for rotational grazing.

The terrain of the ranch consists of wooded draws, tree lined creeks, and rolling grass hills. Horse creek flows through the entire property, mature cottonwood and ash trees provide excellent habitat for the wildlife and protection for the livestock.

From white tail deer, mule deer, Merriam turkeys, grouse and pheasants to coyotes and bobcats, there are plenty of opportunities for the wildlife enthusiast or hunter to expand the wildlife habitat.

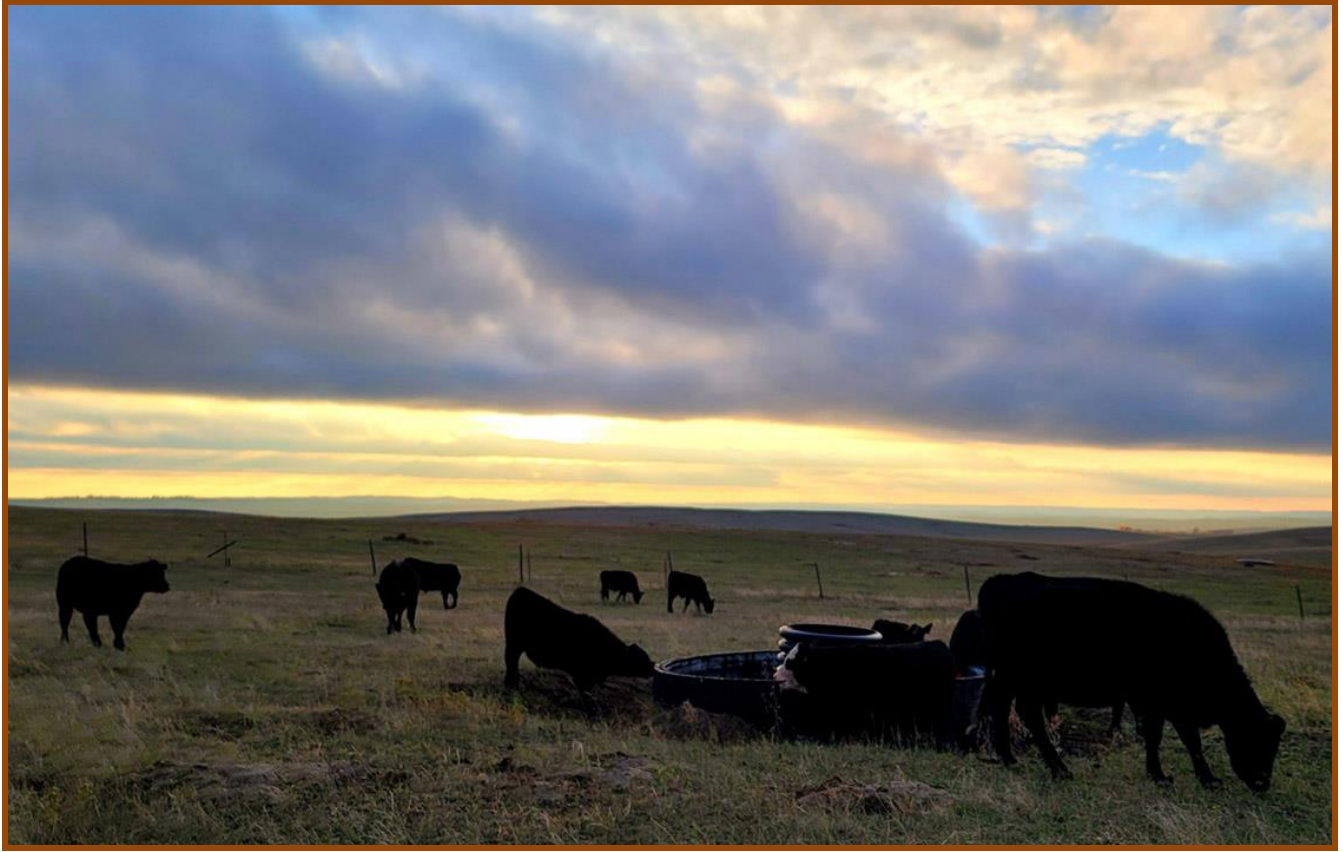
The elevation on the property varies between 2,750 and 3,039 feet above sea level.

This property is Broker-owned.



WATER RESOURCES

- Two domestic wells
- One Solar well
- Two Automatic waters: one in the horse corrals and one at the outdoor arena
- Livestock water is from the creeks, springs and two reservoirs



CARRYING CAPACITY / RANCH OPERATIONS

The Horse Creek Ranch has historically run up to 90 cow/calf pairs with lease ground and supplement with hay produced on the ranch. Horse Creek Ranch will also lend itself to a fantastic horse property.

The grass is high quality with a variety of hard grass species, rich in protein content. The ranch is cross-fenced for flexible management and efficient grazing rotation. Most fences are four strands of barbed wire with steel posts and are in decent condition.

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



REAL ESTATE TAXES

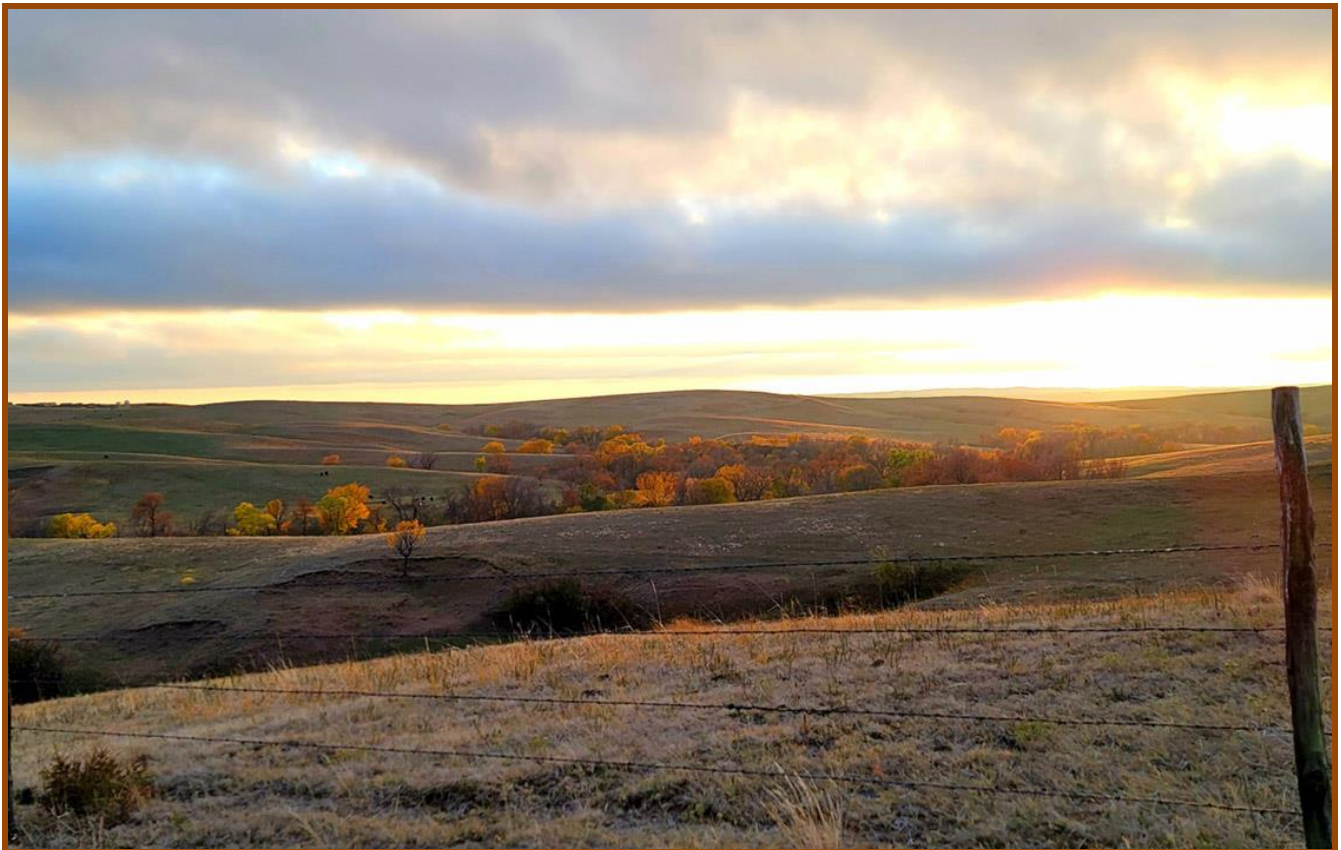
According to the Bennett County Assessor's records, the real estate taxes for the Horse Creek Ranch are approximately \$4,600 annually.

MINERAL RIGHTS

Any and all mineral rights associated with the ranch will be transferred to the Buyers.

SOILS

Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	CPI
OcE	Oglala-Canyon loams, 9 to 25 percent slopes	464.9	48.8%	6e	—	38.1
CoF	Canyon-Oglala loams, 18 to 40 percent slopes	118.1	12.4%	6e	—	9.9
KrB	Keith-Rosebud silt loams, 2 to 6 percent slopes	114.5	12.0%	2e	—	83.7
RkB	Richfield-Keith silt loams, 2 to 6 percent slopes	107.9	11.3%	2e	—	69.8
Aa	Lohmiller silty clay loam, channeled, 0 to 2 percent slopes	101.3	10.6%	6w	6w	33.4
KeA	Keith silt loam, 0 to 3 percent slopes	31.5	3.3%	2c	—	92.2
EhF	Epping-Kadoka silt loam, 9 to 40 percent slopes	11.8	1.2%	4e	—	27.4
Cr	Canyon-Rock outcrop complex, 18 to 40 percent slopes	2.3	0.2%	8s	—	8.0



IMPROVEMENTS

Improvements on the Horse Creek Ranch include the following:

- 1,940 sq. ft. two-story, four bedroom, two bath ranch house built in 1980
- 1,344 sq. ft. two-car garage with workshop
- 1,808 sq. ft. pole barn
- 5,376 sq. ft. earthed in calving barn
- Set of pipe corrals
- Large outdoor arena with automatic water



UTILITIES

Electricity – Lacreek Electrical Association/\$170 monthly
Gas/Propane – Bobs Gas / \$2500 yearly
Communications – Starlink for Internet/ Golden West for landline
Water – Well
Sewer – Septic

RECREATION & WILDLIFE

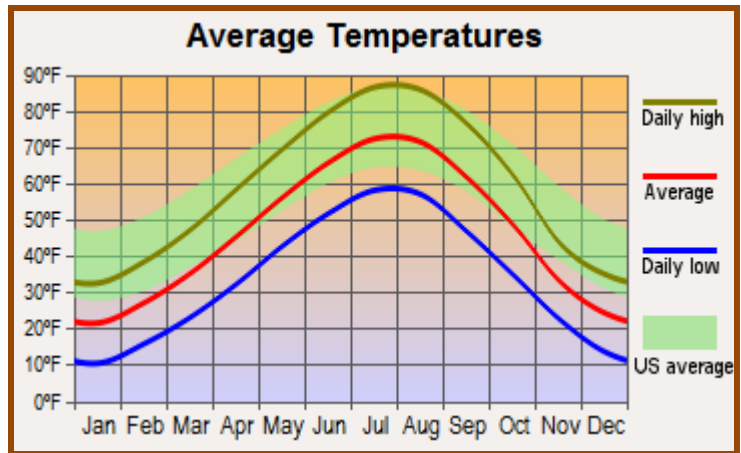
This ranch is private and scenic with a thriving deer and turkey population. Formerly outfitted, this ranch has historically produced large, heavy framed whitetail buck and an abundance of Merriam Turkeys. There is a variety of wildlife on the ranch including pheasants, pronghorn, grouse, bobcats, coyotes and occasionally mountain lions. The reservoir north of the home was stocked with large and small mouth bass in 2012.

Generally, the West River deer season opens September 1st for archery hunting and November 15th, for rifle hunting; Turkey Spring Season opens mid-April, and Fall begins usually on or around November 1st. Please see the South Dakota Game and Fish website at <https://gfp.sd.gov> for more specific dates and hunting regulations.



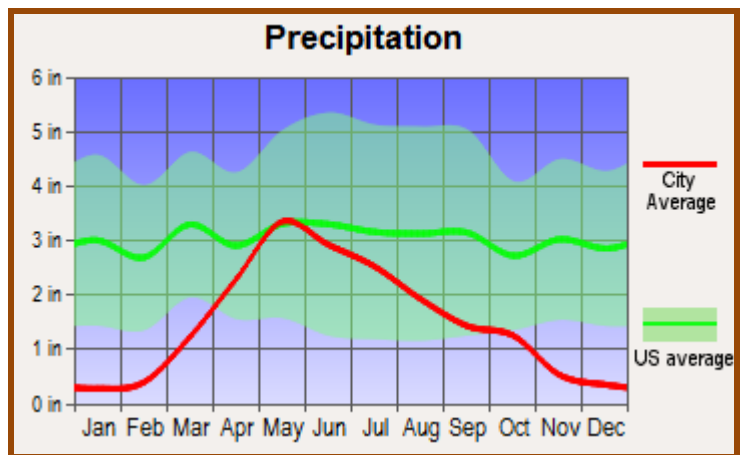
CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Martin, SD area is approximately 20.6 inches including 48.2 inches of snowfall. The average high temperature in January is 35 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.

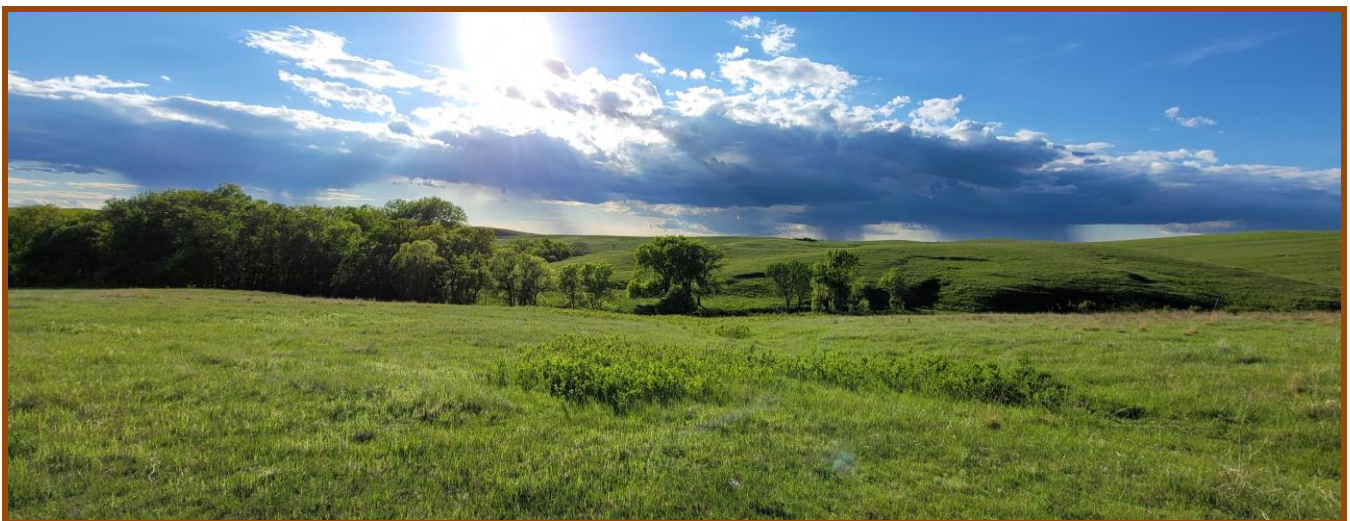


COMMUNITY AMMENITIES

Bennett County is located in the southwestern part of South Dakota. It is bordered on the west, north and east, by Indian Reservation land and to the south by the State of Nebraska. Martin is the county seat and has a hospital, a grade school through high school as well as a sale barn. There are several gas stations, a grocery store and 2 hardware stores. The electric co-op and the school system are the largest employers in the county.



There is a 9-hole golf course on the north end of Martin. The economy is driven by agriculture and the area is known as an excellent wheat producing area, with specialty crops such as sunflowers, millet, alfalfa and corn. Livestock is a major factor in the agriculture income for the area. The most emphasis is placed on cow/calf operation. There are no zoning regulations in Bennett County.



STATE OF SOUTH DAKOTA

South Dakota is a state rich in history of the Wild West and fur-traders and goldmines days. In 1889 South Dakota became a member of the United States. The state's population is 924,669, and provides a variety of opportunities and advantages for persons wishing to establish residency.

- No personal income tax
- No corporate income tax
- No inheritance tax
- Favorable unemployment tax
- Low retail sales tax
- No State Income tax
- No gross receipts tax
- No inventory tax

AIRPORT INFORMATION

Martin Municipal Airport is a city owned airport, approximately 1 mile east of downtown Martin on Highway 18.

Commercial airline service is available at Rapid City, South Dakota and Chadron, Nebraska; and Denver, Colorado. The following is information on each of these airports:

- **Rapid City, South Dakota:** Multiple Airlines operates flights daily from Rapid City Regional Airport. For more information, visit <http://www.rapairport.com/>.
- **Chadron, Nebraska:** Southern Airways Express operates flights from Chadron to Denver International Airport. www.chadron-nebraska.com
- **Denver, Colorado:** Denver International Airport is open 24-hours-a-day, seven days a week and is served by most major airlines and select charters, providing nonstop daily service to more than 130 national and international destinations. For more information, visit the official website for Denver International Airport at www.flydenver.com.



OFFERING PRICE

\$1,975,000

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).



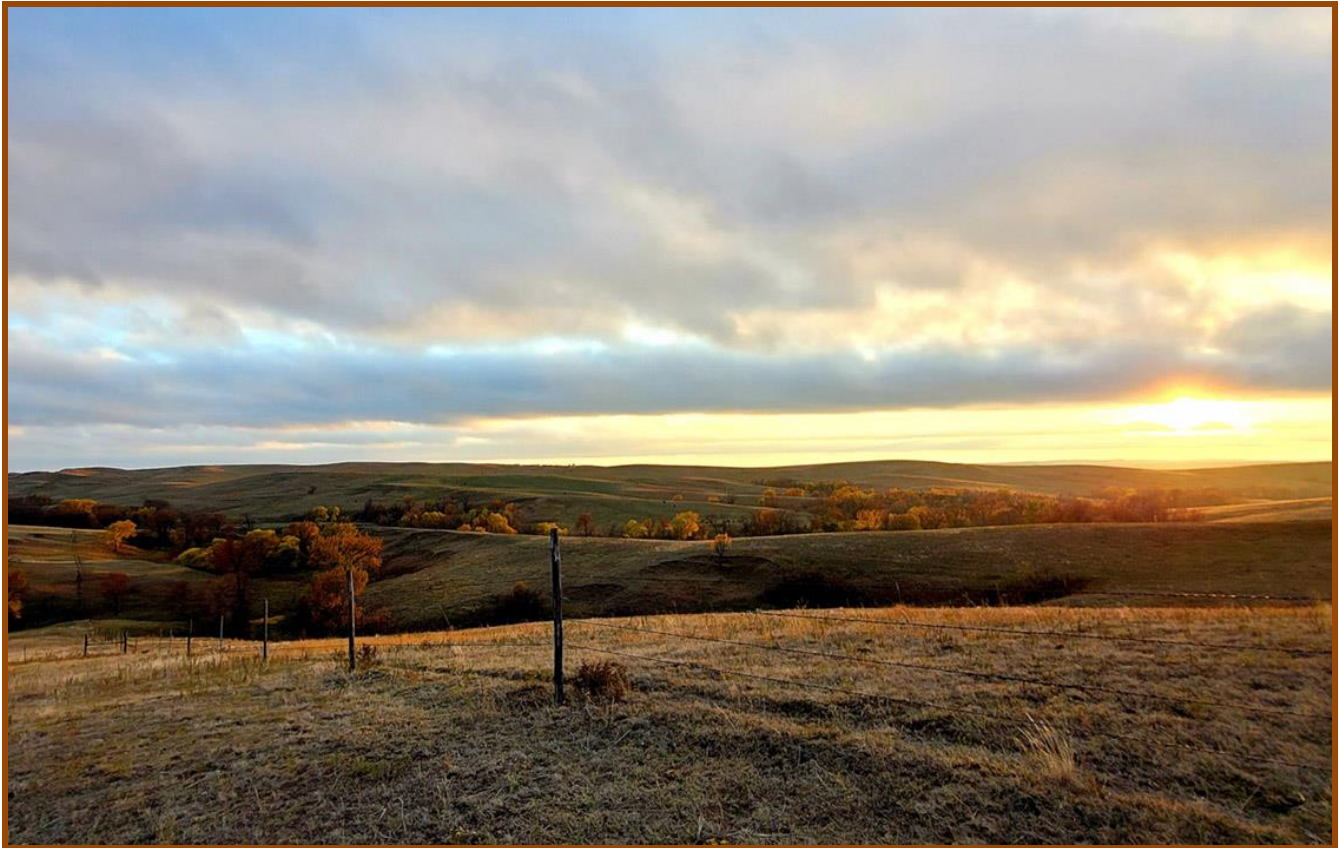
CONDITIONS OF SALE

- I. All offers shall be:
 - A. in writing;
 - B. accompanied by an earnest money deposit check in the minimum amount of \$102,150 (ONE HUNDRED AND TWO THOUSAND ONE HUNDRED FIFTY 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.

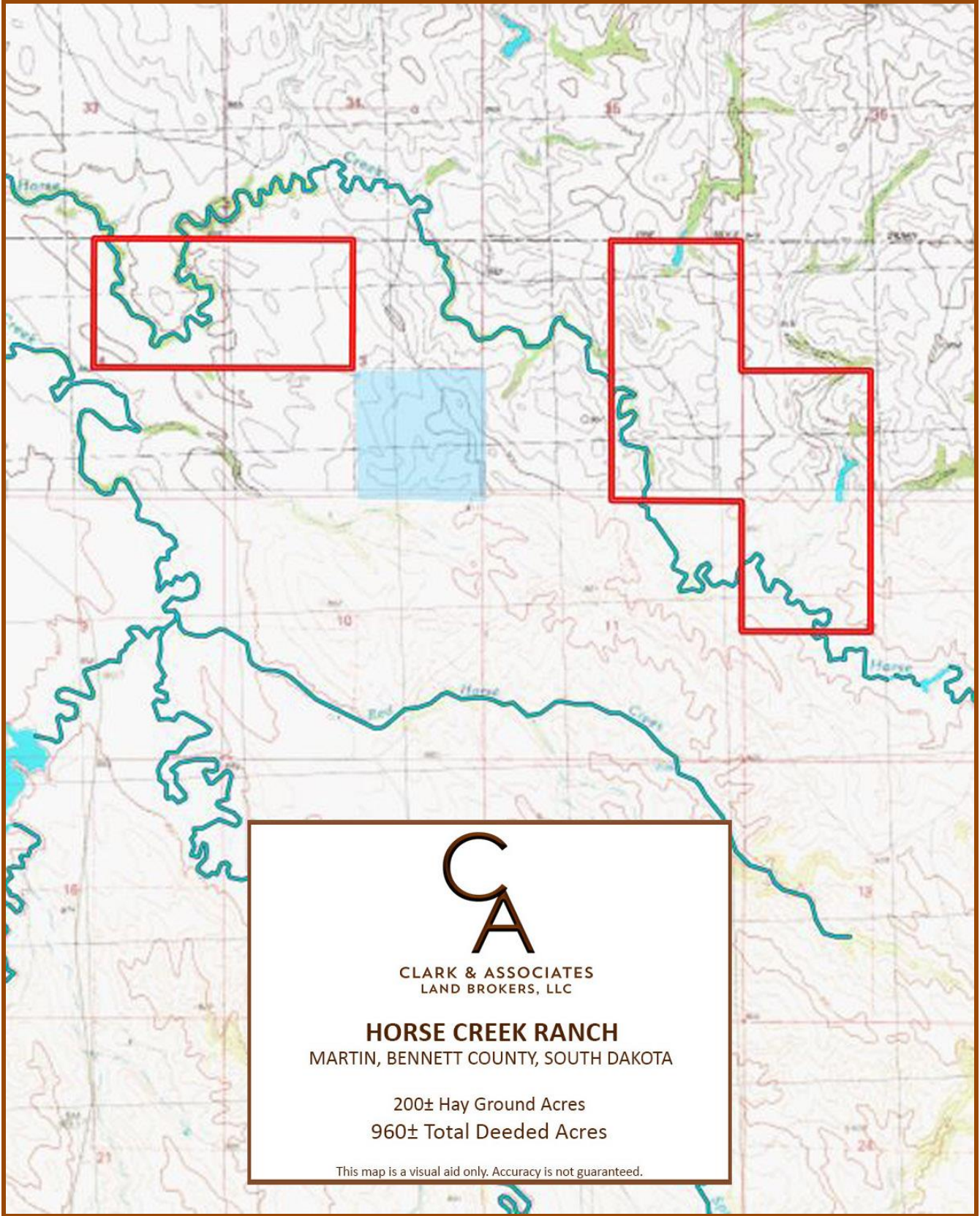
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



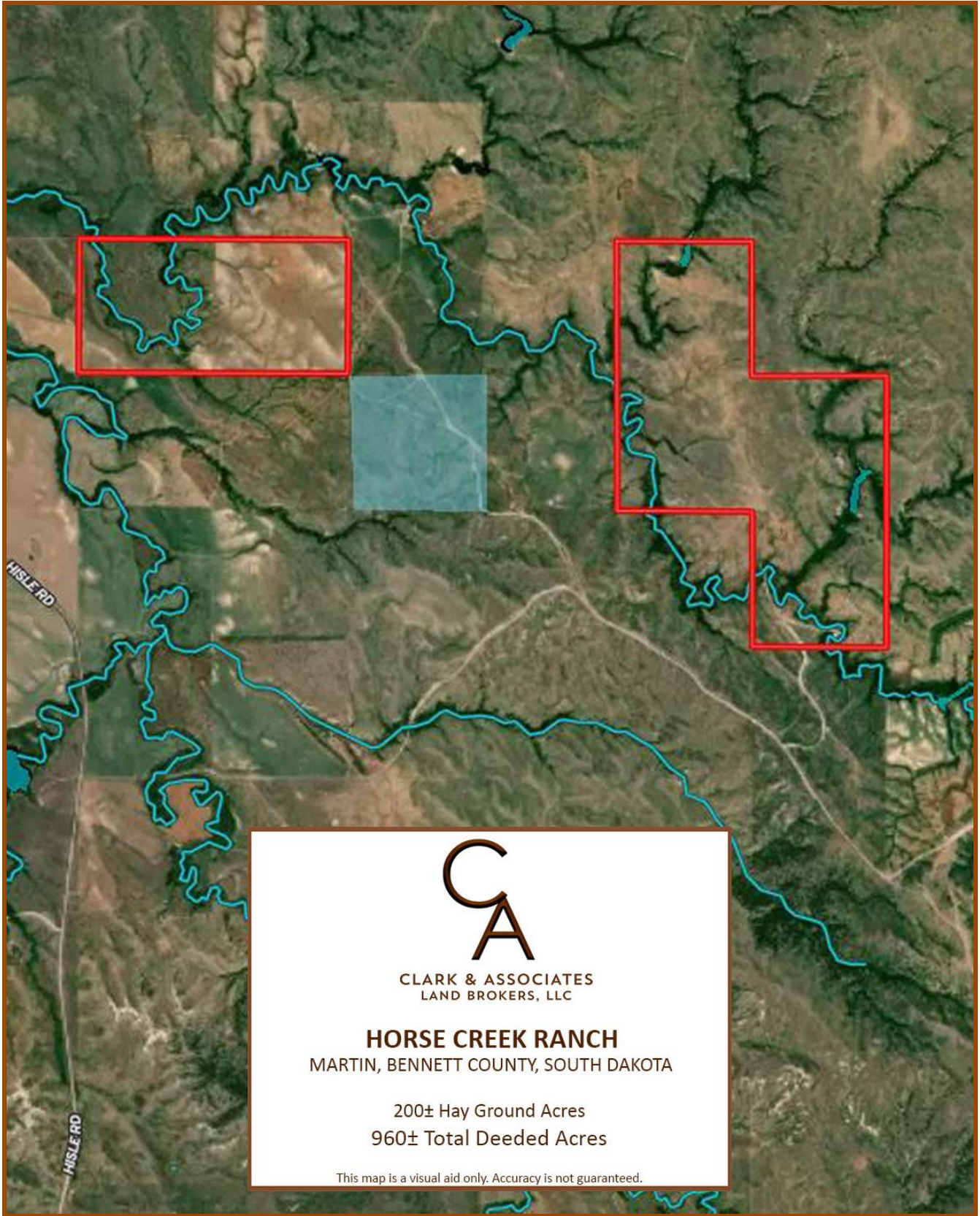
Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed 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.**

HORSE CREEK RANCH TOPO MAP



HORSE CREEK RANCH ORTHO MAP



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



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Licensed in SD, NE & MT

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Cheyenne, WY 82009

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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