



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



HORTON RANCH
Sturgis, Meade County, South Dakota

Located in the Northern Black Hills of western South Dakota, the Horton Ranch is a picturesque ranch with endless opportunity.

LOCATION & ACCESS

The Horton Ranch is located approximately 1.5 miles west of Sturgis, South Dakota, 20 miles east of Spearfish, South Dakota or 30 miles northwest of Rapid City, South Dakota, in the sought-after Northern Black Hills. The property has an outstanding location with year-round access just off Interstate 90.

Several towns and cities in proximity to the property include:

- | | |
|--|--------------------|
| ○ Sturgis, South Dakota (population 7,067) | 1.5 miles east |
| ○ Whitewood, South Dakota (population 879) | 7 miles west |
| ○ Deadwood, South Dakota (population 1,304) | 13 miles southwest |
| ○ Spearfish, South Dakota (population 10,494) | 20 miles west |
| ○ Rapid City, South Dakota (population 74,421) | 30 miles southeast |

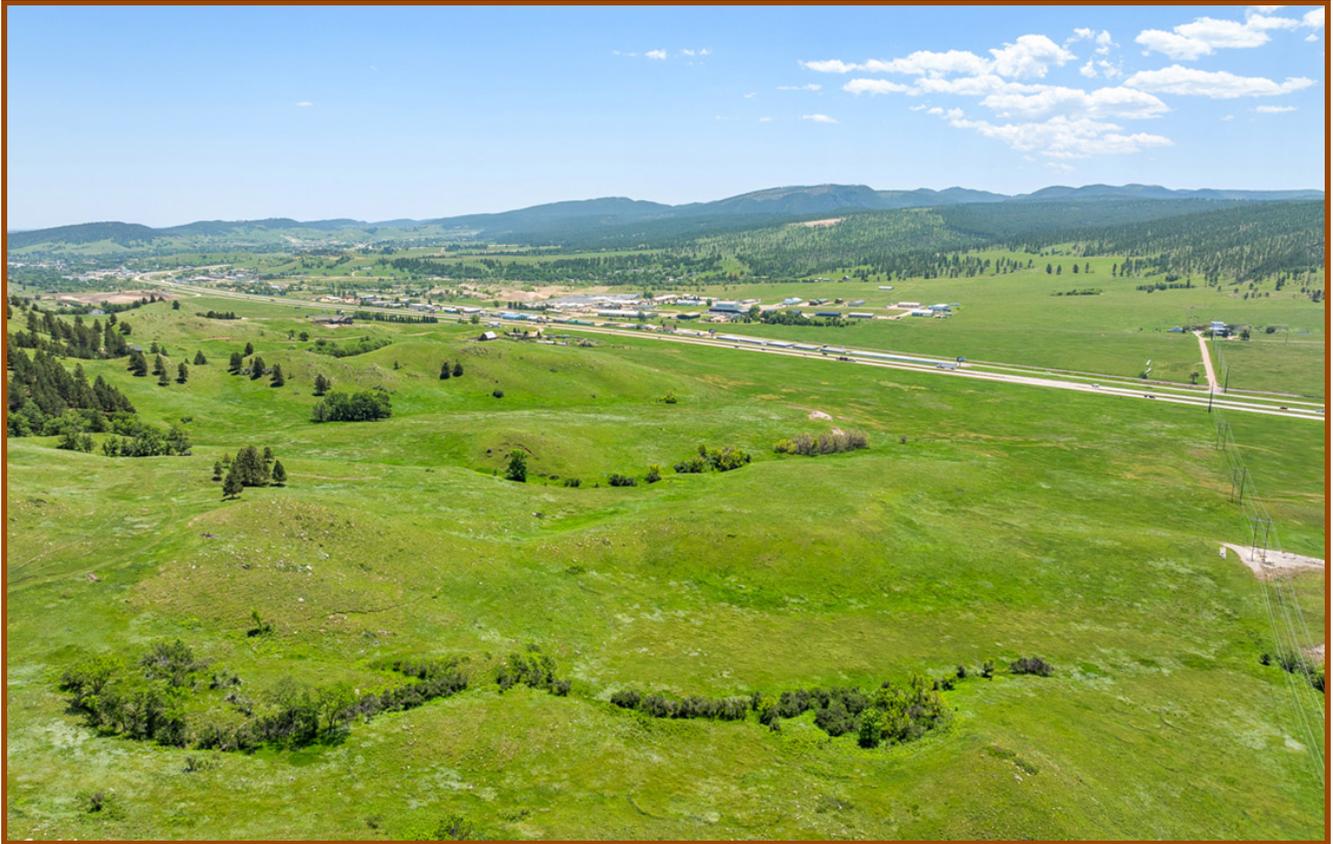
SIZE & DESCRIPTION

The Horton Ranch is an exceptional ranch consisting of 344± deeded acres located approximately 1½ miles west of Sturgis, South Dakota. Situated in the heart of the Northern Hills, this ranch offers unparalleled views of the Black Hills and Bear Butte along with rolling hills, valleys, and tree covered hills. Potential uses are many and are only limited to your imagination and may include ranching, private rural residential property, subdivision development and/or commercial opportunity. With the varied topography and beauty that surrounds, this ranch offers exceptional development options with numerous building sites throughout and offers an “open park” feel with scattered pine and oak trees. The ranch gives you an experience of complete privacy and tranquility of the hills but you are still only minutes from amenities to include dining, shopping, entertainment, etc.

Improvements include a 1960's residence, corrals, barn, and outbuildings. The residence is modest with 2 bedrooms and 2 baths and is accessed directly off the frontage road. Outside the residence you will find numerous corrals and a historic horse barn with pasture access.

As you navigate through the ranch, there are two pastures that are well sodded with native grasses and pine trees throughout to offer beauty and protection. The pastures have been well maintained with grazing management to keep optimal plant population. Historically the ranch has been utilized for a successful horse breeding program.

The Horton Ranch also offers numerous wildlife to include white-tail deer, turkey, and seasonal elk. Property is less than two miles from Exit 30 off ramp with approximately 2600 feet of interstate frontage.



REAL ESTATE TAXES

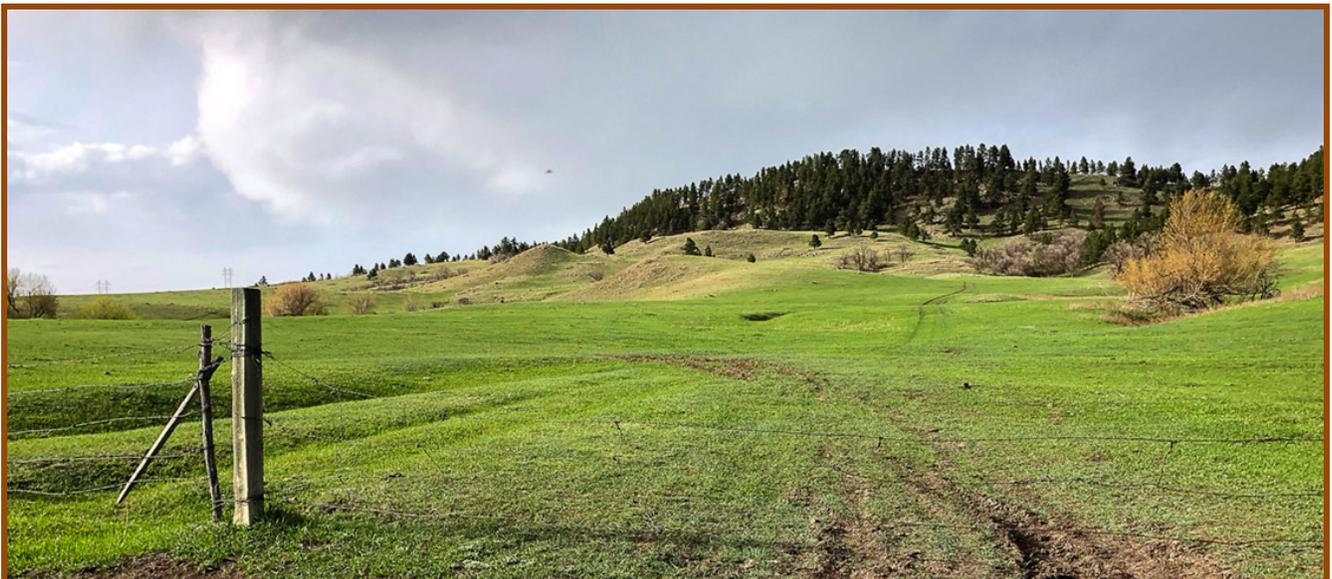
The real estate taxes for the Horton Ranch are approximately \$1,421 per year.

MINERAL RIGHTS

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

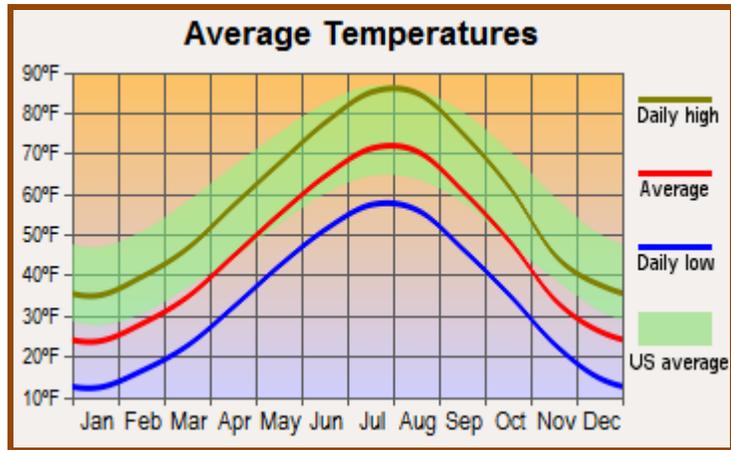
UTILITIES

Electricity- Butte Electric
Gas/Propane – McGas
Communications – Cell Phone Coverage
Internet –satellite internet
Television – Satellite 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 Sturgis, South Dakota area is approximately 17.05 inches including 58 inches of snowfall. The average high temperature in January is 37 degrees, while the low is 15 degrees. The average high temperature in July is 85 degrees, while the low is 60 degrees. The charts to the right are courtesy of www.city-data.com.

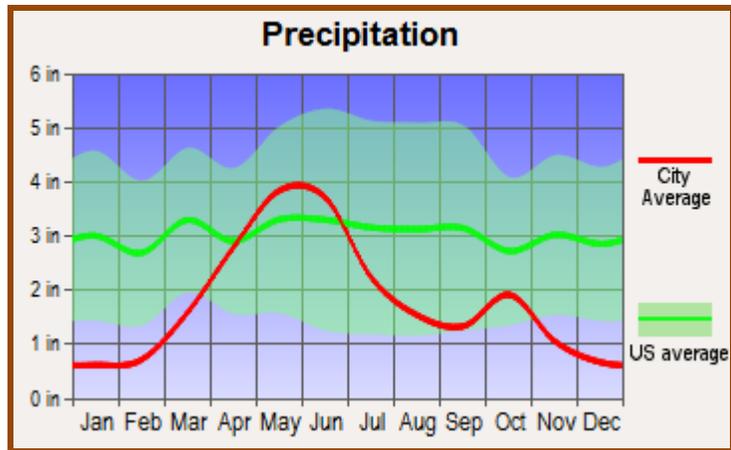


COMMUNITY AMMENITIES

Sturgis- There's the world-famous [Sturgis Motorcycle Rally](#), of course, but that's just one of many events taking place every year. Camaro and Mustang rallies appeal to those whose vehicles come with four wheels instead of two. Summers feature mountain bike races, Music on Main concert series, a Volksmarch hike, an Arts Festival, the Northern Hills Ag Fest, a Community Appreciation Picnic, and more.

The Vanocker Canyon 17-mile scenic drive in the northern Black Hills begins right in Sturgis. It's a lesser-known route that features dramatic scenery; the winding road offers plenty of twists and turns as it carves its way through stands of birch, aspen, and ponderosa pine. Drivers will catch glimpses of Box Elder Creek along the way and can take a breather in the historic little town of Nemo before continuing on to picturesque Sheridan Lake.

Three popular Sturgis-area museums offer different perspectives on the town's history. Fort Meade, established in 1878, has a long and storied military past. It was home to several elite cavalry and infantry units, including the 7th U.S. Cavalry and the Buffalo Soldiers of the 25th U.S. Infantry, and is still a training site for the South Dakota National Guard. The [Old Fort Meade Museum](#) houses an extensive collection of artifacts dating back to the late 19th century. The [Sturgis Motorcycle Museum & Hall of Fame](#) pays tribute to the town's motorcycling history, with a vast display of motorcycles dating back to 1905, as well as photographs and memorabilia from Motorcycle Rallies throughout the years. Finally, the [Sturgis Car Museum](#) is a relatively new addition to the community, but a mighty one! They offer an in-depth look into Saab cars and culture, plus a variety of special collector's show pieces as well - each with a story to tell.



Located six miles northeast of Sturgis, Bear Butte is an iconic geological formation considered sacred by many Native American tribes. It rises 1,253.5' above the prairie and offers views of four states from the summit: Nebraska, North Dakota, South Dakota, and Wyoming. The mountain is a favorite backdrop for photographers, offering breathtaking scenery during all four seasons. [Bear Butte State Park](#) provides recreational activities such as boating, camping, fishing, and hiking. More information can be found at <https://sturgisareachamber.com/>

AIRPORT INFORMATION

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>.

Spearfish, South Dakota: The Black Hills Airport in Spearfish is located five miles east of the city.

Additional information and data:

- Hard Surface Runway is 75' X 6,401'
- Field Elevation 3,933'
- GPS NDB Approaches
- Fuel Available: AVGAS JET



RECREATION

World renowned for being one of the largest tourist destinations in the Nation, the Black Hills and surrounding area are home to some of the best recreational opportunities in every season. Activities in the area include hunting, fishing, snowmobiling, downhill skiing, cross country skiing, horseback riding, mountain biking, hiking, rock climbing, camping, four-wheeling, golf, and rodeos just to name a few. In addition to Mount Rushmore and the Devils Tower National Monument, this area is home to many of our nation's historical treasures such as, the Crazy Horse Memorial, and historic Deadwood, South Dakota.



OFFERING PRICE FOR LAND AND IMPROVEMENTS

\$4,100,000

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 \$123,000.00 (one hundred twenty three 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.

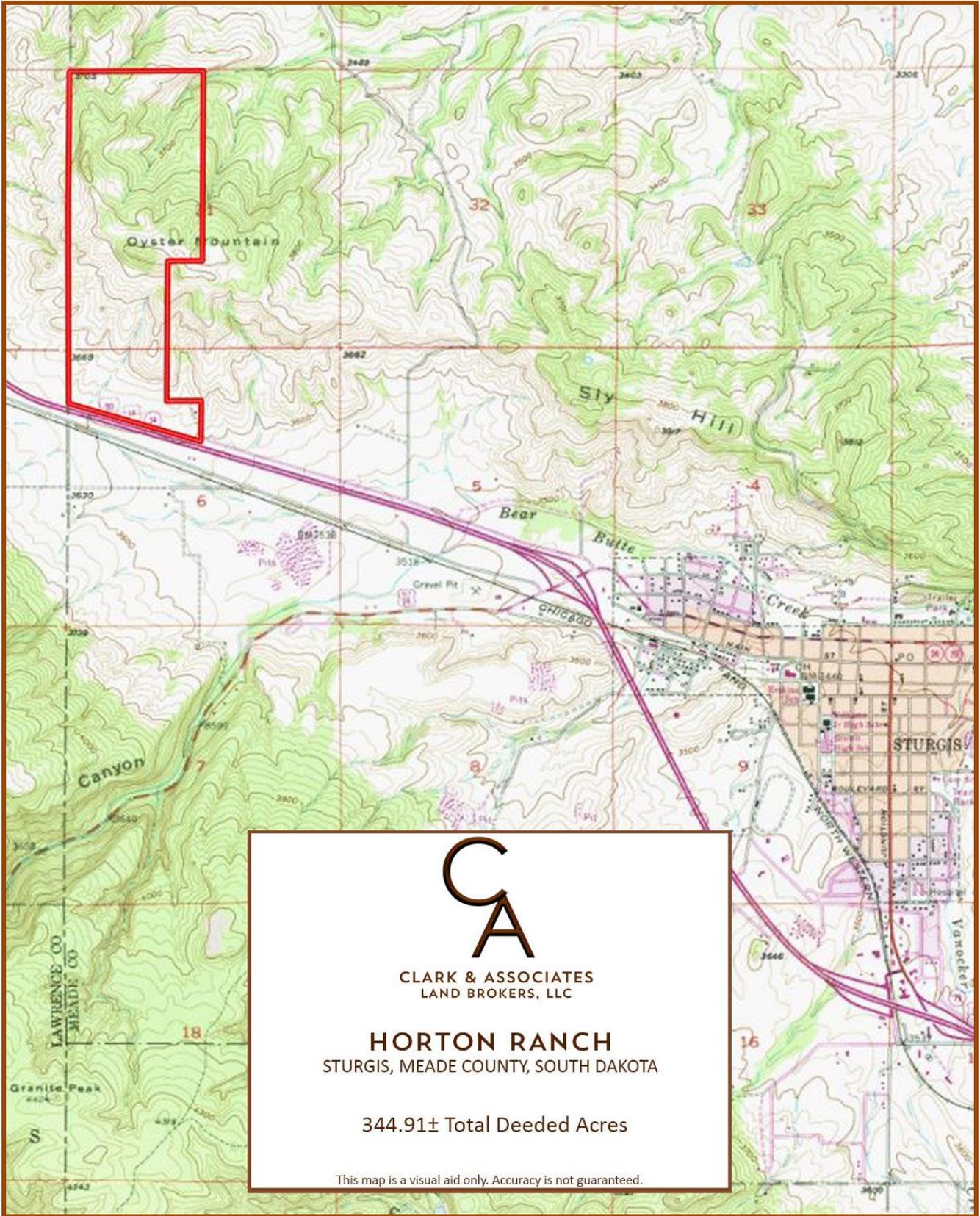
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



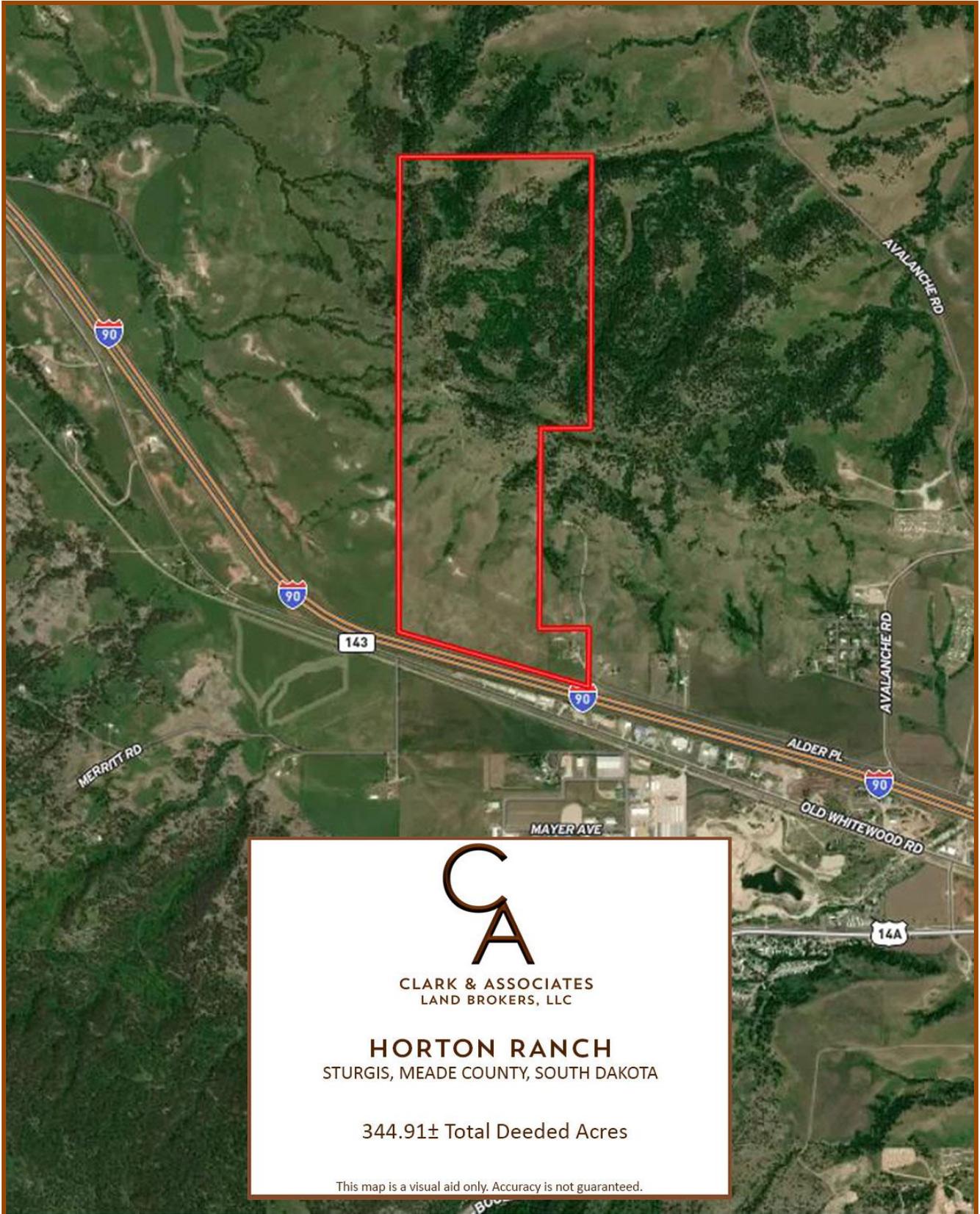
Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed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

HORTON RANCH TOPO MAP



HORTON RANCH ORTHO MAP



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



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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