

Clark & Associates Land Brokers, LLC

736 South Main Street • P. O. Box 47 • Lusk, WY 82225 • Office: (307) 334-2025 • Fax: (307) 334-0901

Presents

BUTLER RANCH

Buffalo, Harding County, South Dakota



Listing Price: \$1,907,500 (\$750/acre)

Size: 2,543.32± acres

Location: Ten miles north of Buffalo, SD

Real Estate Taxes: \$4,030

Zoning: Agriculture

Legal Description: Located in Township 20 North, Range 4 East and Township 21 North, Range 4 East in Harding County, South Dakota. Contact listing broker for the full legal description.

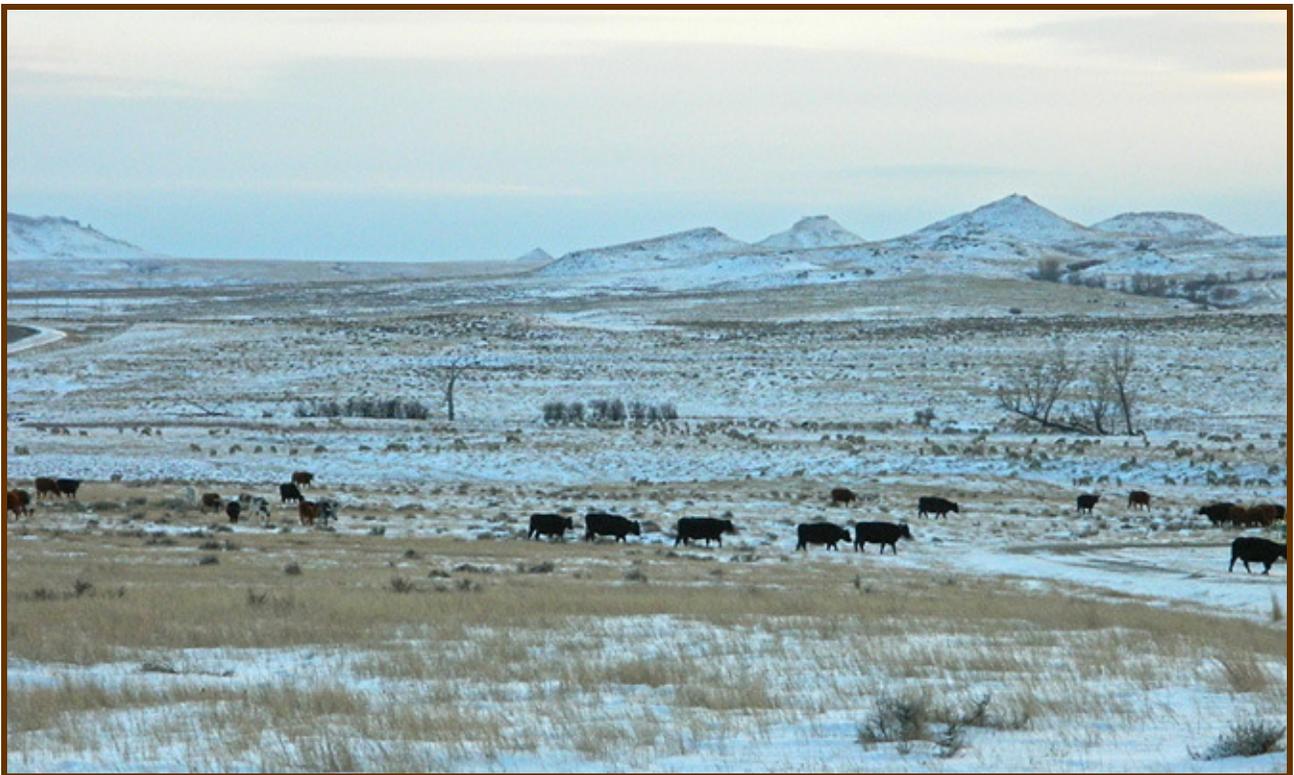
The Butler Ranch, located 10 miles north of Buffalo, South Dakota in the heart of hard grass cattle country, and is easily accessible year-round with paved county road access off of US Highway 85. The west boundary of the ranch borders the South Cave Hills of Custer National Forest. The ranch can be used year-round for a cow-calf operation or utilized for summer grazing and consists of 2,543.32± deeded acres and 280± leased acres for a total of 2,823.32± acres. Ample water is provided by four wells with pipelines and tanks along with several reservoirs and two seasonal, brushy creeks. The ranch headquarters includes a 1,400 sq. ft. house, a 3,072 sq. ft. livestock barn, and a 2,500 sq. ft. hoop building. In addition, a set of working and shipping corrals are located just off the paved, county road.

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

Ronald L. Ensz –Associate Broker, REALTOR®

Mobile: (605) 210-0337 E-mail: ensz@rushmore.com Licensed in SD, WY, NE & MT

www.clarklandbrokers.com



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.**

REAL ESTATE RELATIONSHIPS DISCLOSURE

(This document is NOT a contract between you and this firm. This document is being provided to you as a consumer as you have not indicated to this agent you are a client with a written contract to another real estate firm).

As required by South Dakota Law, each firm has a responsible broker who must provide a written disclosure of the specific agency/brokerage relationships their firm may establish **PRIOR** to their agent discussing your confidential buying, selling, or leasing objectives of real estate or business opportunity. The following agency relationships are permissible under South Dakota law.

The office policy of Clark & Associates Land Brokers, LLC (firm) is to provide the relationships marked. This disclosure was provided by Ronald L Ensz _____ (agent) on behalf of Cory Clark (responsible broker).

When all agents of this firm represent only you:

Single Agency is when a firm and all of its agents represent **only** you and advocate for **only** your interests during a transaction. If at any time during the transaction any agent of the same firm represents both you and the other party, limited agency applies.

When only individually named agent(s) of this firm represents you:

Appointed Agency is when a responsible broker names a specific agent(s) of the firm to represent **only** you and advocate for **only** your interests during a transaction. Agents within the firm who have not been specifically appointed do not represent you and cannot advocate for your interests. If at any time during the transaction the responsible broker or a non-appointed agent within the firm represents the other party, limited agency applies to the responsible broker. If at any time during the transaction your appointed agent(s) represents both you and the other party, limited agency applies.

When all agents of this firm represents both purchasers and owners:

Limited Agency is when a firm represents both sides to a transaction and no agent within the firm solely represents you or solely advocates for your interests. Limited agency **may only occur** with prior written permission from both sides to a transaction. Within limited agency, the limited agent is required to represent the interests of you and the other party equally, and the agent cannot disclose your confidential information to the other party unless legally required to by law.

When a broker does not represent either party to a contract:

Transaction Brokerage is when a broker or agent assists one or more parties with a real estate transaction without being an agent or advocate for the interests of any party to the transaction.

Acknowledgment: I have been provided a copy of this disclosure indicating the brokerage and agency relationships offered by this firm. If this is a residential transaction, I also acknowledge the agent has given me a copy of the Consumer Real Estate Information Guide in booklet/printed format, or, if not provided, I authorize the agent to provide the guide electronically, as an attachment or link, to access the electronic version of the guide, at _____ (e-mail).

Signature(s) _____ Date _____

When you choose **not** to have an agency relationship with a firm:

I acknowledge the firm/agent named above does not represent me as a client. If I am a customer to a real estate transaction I understand the firm/agent may be acting as an agent for the other party of the transaction.

Signature(s) _____