

## Clark & Associates Land Brokers, LLC

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*Presents*

### **HUNSAKER RANCH** *Fairburn, Custer County, South Dakota*



**Reduced Price:** \$1,450,000

**Location:** 13859 LH Road

**Size:** 210± deeded acres

**Real Estate Taxes:** Approx. \$8,198 per year

Located approximately 26 miles south of Rapid City, South Dakota, the Hunsaker Ranch, consisting of 210± acres, features an excellent set of improvements. The custom 3,238 sq. ft., five bedroom, 3½ bathroom, two-story home features a series of upgrades including granite counter tops, a fully restored antique cook stove with an electric cook top, hardwood floors, a second-story loft overlooking the family room, a full rock fireplace, solid oak trim throughout, large bedrooms, a large master suite with a large bathroom, jetted tub and a large walk in closet. In addition to the 4-car attached garage with tile floors, there is a 28'X68' 5-car detached custom garage with dormers. A finished game room is above the garage, complete with a full bathroom and a large open space for a pool table, air hockey, ping pong and numerous other games, in addition to a large TV viewing area and storage room. Rounding out the improvements is a 37'X40' custom shop with a loft; a 3-story tree house; and a 21'X32' pole barn. Set at the base of the Black Hills just 2-1/2 miles east of Custer State Park on Custer County Road 14 and surrounded by immaculate professional landscaping, this property is truly a one-of-a-kind.

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

**Cory Clark** – Broker, REALTOR®

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**Mark McNamee** - Associate Broker / Owner, REALTOR® / Auctioneer

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Licensed in WY, MT, SD, NE, and CO

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## 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 Mark McNamee \_\_\_\_\_ (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) \_\_\_\_\_