

Clark & Associates Land Brokers, LLC

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents

HAYSTACK BUTTE RANCH

Belle Fourche, Butte County, South Dakota



Reduced Price: \$10,700,000

Address: 16147 Highway 79, Newell, SD

Size: 15,426± Deeded Acres

Zoning: None in Butte County

Location: 25 Miles North of Newell

Taxes 2017: \$24,197 (\$1.75/acre)

Property Features: This 15,426± acre ranch is located 25 miles north of Newell or 45 miles northeast of Belle Fourche and consists of 13,794 deeded acres, 636 acres of State of South Dakota lease acres and 996 acres of BLM lands. The Haystack Butte Ranch, so named after the butte in the south-central part of the ranch, is in one contiguous tract with excellent access off of paved State Highway 79 and Old Highway 79, a county gravel road. Two main drainages, Battle Creek and the South Moreau River, run through the north part of the property. A deep well, with miles and miles of pipelines and tanks, provides water for livestock as well as numerous dams and dugouts. The house, along with impressive landscaping, was rebuilt with an addition added in 2009. A 5,000 sq. ft. heated shop, along with calving barns and a good set of working corrals and pens, meets the needs of this livestock operation. In recent years, the owners have calved 600 plus heifers on the place. The house, the shop, the livestock buildings, the livestock watering system and the fences are considered above average for the area. Simply, the ranch is ready-to-go without additional capital investment.

The ranch is home to a large variety of wildlife to include trophy mule deer, whitetail deer, coyote, fox and birds of prey. The ranch is also a home to both sharp-tail grouse and sage grouse.

You'll love the scenic landscapes and the romance of Haystack Butte on this easily managed ranch. This is a rare opportunity to purchase a contiguous year-round ranch located just north of the Black Hills of South Dakota. Note: "Qualified Buyers" will enjoy a tour of the ranch and appreciate the sellers' investment in the workability of this ranch.

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

Ron Ensz – Associate Broker

Cell: 605-210-0337 E-mail: ensz@rushmore.com Licensed in SD, WY, MT, NE

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

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