



**CLARK & ASSOCIATES  
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

*Proudly Presents*



***HANSSEN-MELVIN HORSE FACILITY***

***Hermosa, Custer County, South Dakota***

*The Hanssen-Melvin Horse Facility is an impressive horse facility, with attention to detail in every aspect of planning and design. Situated on 40± this property offers every amenity for a comprehensive breeding or training facility.*



## LOCATION & ACCESS

The Hanssen-Melvin Horse Facility is located just minutes from Hermosa, South Dakota with direct access from Hwy 36. Nestled in the Black Hills, the property is just 3 miles from historic Custer State Park and only 20 minutes south of Rapid City, South Dakota. To access the property from Hermosa, South Dakota, travel west Highway 36, for approximately three miles. The property will be located on your right.

Mileage from Hermosa to surrounding towns is as follows:

- |                                  |          |
|----------------------------------|----------|
| • Rapid City, SD (Pop: 79,400)   | 18 miles |
| • Custer, SD (Pop; 1,920)        | 27 miles |
| • Hot Springs, SD (Pop: 3,400)   | 39 miles |
| • Deadwood, SD (Pop: 1,395)      | 63 miles |
| • Belle Fourche, SD (Pop: 5,906) | 77 miles |
| • Chadron, NE (Pop; 5,210)       | 85 miles |



## SIZE & DESCRIPTION

### **40.562± Deeded Acres**

Located in arguably the prettiest part of the Black Hills just three miles west of Hermosa and 3 miles east of Custer State Park, this 40.562± deeded acre property boasts the breathtaking views one would expect to find in the scenic Black Hills. The premier horse facility has been planned with no detail overlooked. Pride of ownership is evident throughout, with every inch designed to bring function and excellence to the facility.

Currently used as facility to raise and train premier barrel horses, the facilities are expansive and are designed with ease-of-use for seamless operations. With the ability to accommodate a tremendous horse herd, ranging from mares and foals to weanlings, and then on to performance horse prospects and seasoned equine athletes, this property is turn-key and is ready for any discipline within the equine industry.



## REAL ESTATE TAXES

According to the Custer County Assessor's records, the real estate taxes for the Hanssen-Melvin Horse Facility are approximately \$14,360 annually.

## MINERAL RIGHTS

Any and all mineral rights associated with the property, and owned by Seller, if any, will transfer to the Buyer at day of closing.



## IMPROVEMENTS

The main residence of the property consists of 1,752 sq. ft of total living space over three floors. The main floor features the kitchen and dining room plus a sitting room, a spacious living room which features a gas fireplace with a beautiful stone mantle that reaches all the way to the tongue and groove ceiling and a large picture window. Also on the main floor is an additional room which can be used as a den or office space, a full bathroom and the laundry room. An entry way with a storage room and half bath complete the main floor. The master suite is located on the lower level of the home and includes a spacious walk-in closet, plus a second bedroom a, full bathroom and a spacious living room. The upper level of the home features two additional bedrooms and a bathroom. A covered deck with rock landscaping overlooks the horse facilities.









The marquee feature of the property is the heated 125x225 indoor arena. Within the structure of the indoor arena there are three oversized box stalls with a center gate that can be made into six 12'x14' stalls, a heated wash rack, tack room, large utility space used for vet supplies, an additional storage room and a gym. Oversized fans and overhead lighting, along with pipe fencing are also features of the indoor arena as well as a 1,000 gallon propane tank.





Attached to the indoor arena is an impeccable stall barn with attention to detail found in every fixture. The stall barn features 14 box stalls with fans, many of them oversized for added comfort, plus automatic waters in each. A portion of the horse barn has been partitioned off and enhanced with added spray foam insulation. These oversized stalls are currently used for foaling and outdoor access to the pipe corrals is available off several of these stalls.





Connected to the stall barn is a spacious 952 sq. ft. home with an open floor plan. Numerous upgrades include stained concrete floors, tongue and groove ceilings, granite countertops with a large island, master bedroom with an en-suite bathroom, office space and direct access to the barn via a large utility room with additional bathroom.





The extensive horse facilities are further enhanced by the multiple outbuildings which provide additional stabling options for horses, as well as hay storage. The hay barn features ample space for feed storage and includes additional four covered horse stalls with runs. Numerous loafing sheds with pipe corrals offer totaling over 20 total pens for horses and livestock.

A freestyle horse exerciser, a large outdoor arena, a round pen, tie rail and saddle house are all strategically located throughout the property to aide in the day to operations and training. The brand new security camera system is a recent addition to the property.

The property is also fenced into 3 large pastures which are currently utilized for grazing.



### WATER RESOURCES

There is one submergible well located west of the 1,752 sq. ft. residence, which provides water throughout the property, including to the residences, outbuildings, corrals and pastures.



## RECREATION & WILDLIFE

A world of adventure can be discovered throughout the area surrounding the Hanssen-Melvin Horse Facility with both outdoor and historic attractions throughout the region, including the Mount Rushmore National Monument.

Recreational opportunities abound in the Black Hills in every season. Custer State Park is a popular destination, particularly in the summer months with its historic bison herd and abundance of wildlife such as deer, mountain goats, big horn sheep, river otters, pronghorn antelope and elk. A premier feature of Custer State Park is Sylvan Lake. Rock climbing, hiking trails, swimming, kayaking and paddleboarding are all popular excursions centering around Sylvan Lake.

The historic town of Deadwood, South Dakota is a popular attraction for both locals and visitors to the area. Steeped in the deep history of the Old West, the historic street of Deadwood still remains, surrounded by historical buildings. Today, offers something for everyone, with modern casinos, entertainment and concerts, historic tours and experiences, museums and more. Terry Peak Ski Resort is located just outside Deadwood and is particularly popular in the winter months for winter recreation including snowmobiling, skiing and snowboarding.





## AIRPORT INFORMATION

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

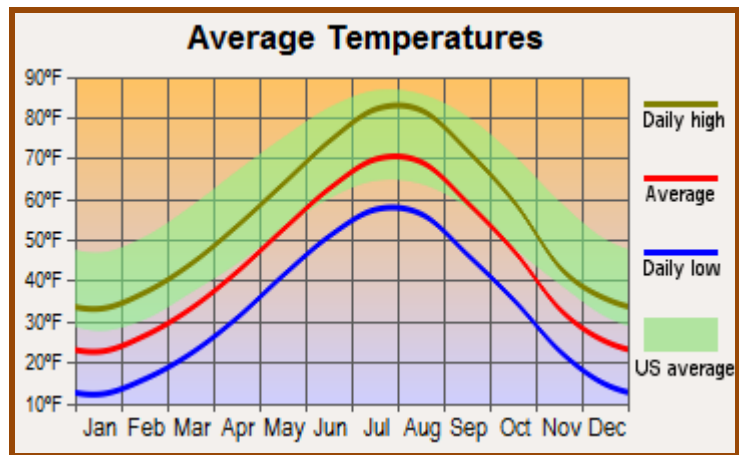
- **Rapid City, South Dakota:** The Rapid City Regional Airport is located eight miles southeast of Rapid City, South Dakota. This is a commercial airport offering daily flights from Allegiant Air, Delta, United, and Northwest Airlines. For specific information about the airport, flight schedules, amenities, as well as relevant links about Rapid City and the surrounding area, visit [www.rcgov.org/Airport/pages](http://www.rcgov.org/Airport/pages).
- **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 web site for Denver International Airport: <http://www.flydenver.com>.





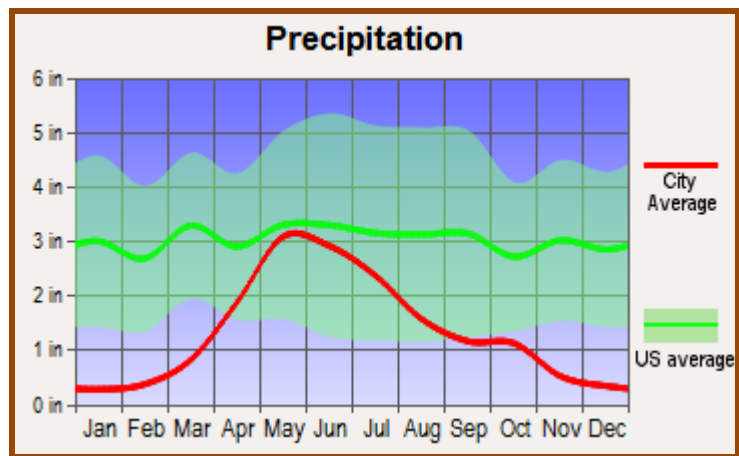
## CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Hermosa, South Dakota area is approximately 20.06 inches including 33 inches of snowfall. The average high temperature in January is 37 degrees, while the low is 19 degrees. The average high temperature in July is 79 degrees, while the low is 59 degrees. The charts to the right are courtesy of [www.city-data.com](http://www.city-data.com).



## COMMUNITY AMMENITIES

**Hermosa, South Dakota:** Hermosa is a growing community, offering a central location to all the area's surrounding sites. Hermosa offers a K-8 school system, with high school students attending class in Rapid City or Custer. Several businesses in Hermosa offer basic necessities such as gas and fuel, groceries and restaurants. <https://www.hermosasd.com/>



**Rapid City, South Dakota:** Is the second largest city in the state of South Dakota and is located on the eastern side of the Black Hills. Thousands of visitors travel here every year to visit the many attractions, national parks and monuments found throughout the area. Rapid City is the home of Ellsworth Air Force Base which is northeast of the city. The city is also home to many colleges and technical schools, is a major medical care center for a five-state region, and has many cultural resources usually found only in much larger urban areas. For more information, please visit [www.rapidcitychamber.com](http://www.rapidcitychamber.com).





## OFFERING PRICE

**\$3,030,000**

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 \$150,000 (One Hundred Fifty 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.



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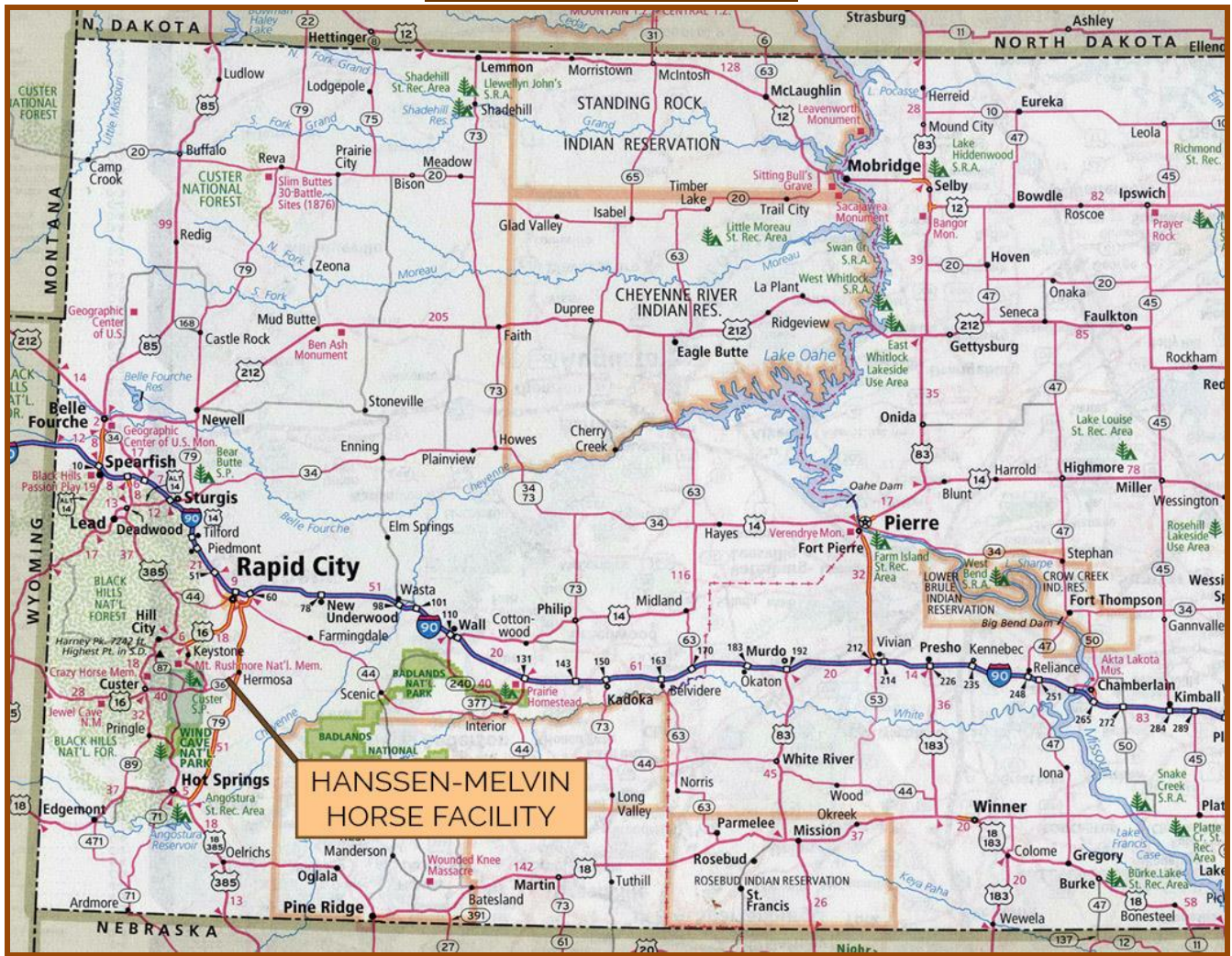
Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed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

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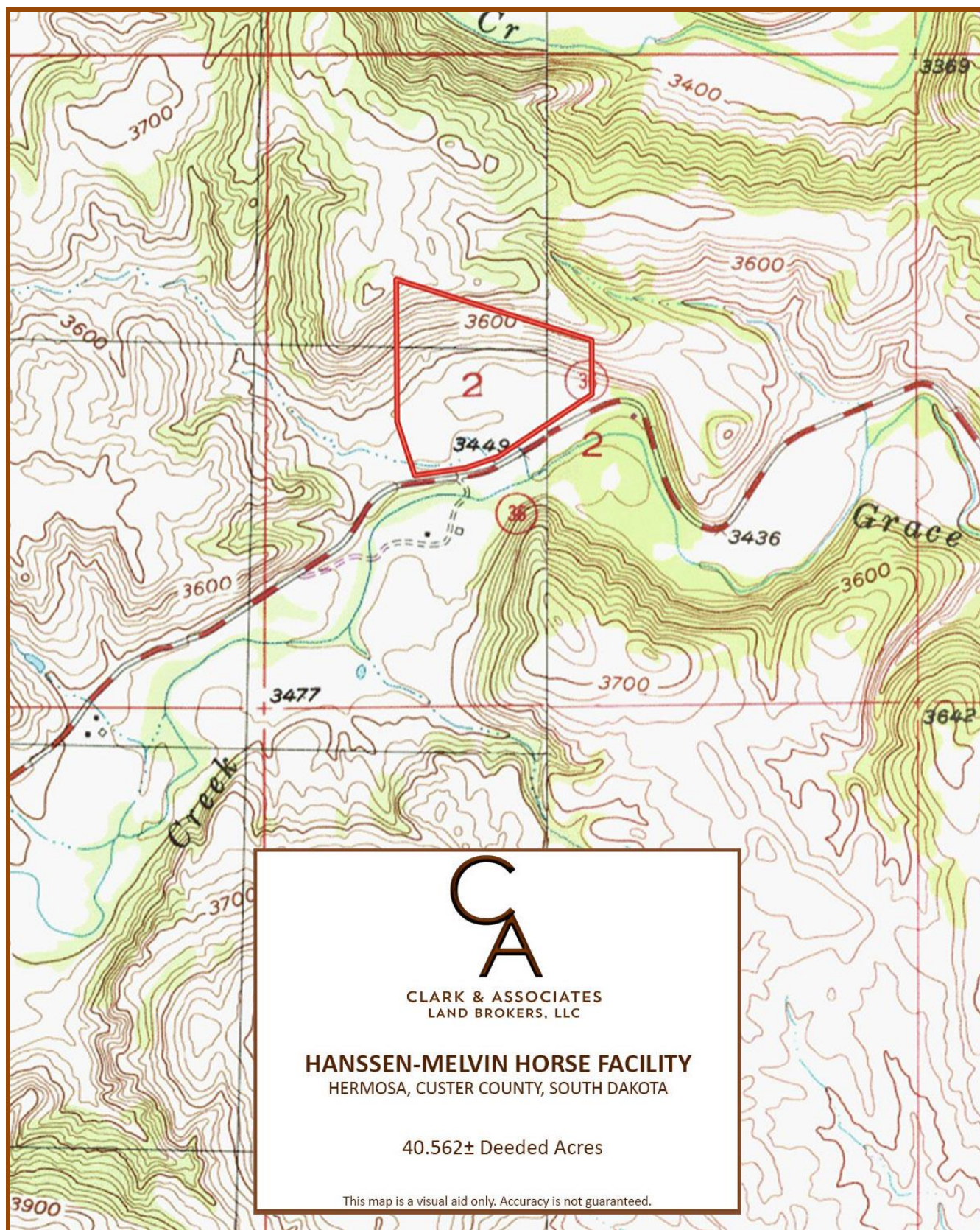
## STATE LOCATION MAP



## NOTES



## HANSSEN-MELVIN HORSE FACILITY TOPO MAP





## HANSSEN-MELVIN HORSE FACILITY ORTHO MAP





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



**Cory Clark**  
Broker / Owner

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Licensed in WY, MT, SD,  
ND, NE & CO



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Licensed in SD, WY, CO &  
NE

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## Clark & Associates Land Brokers, LLC

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### Lusk, WY Office

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Lusk, WY 82225

### **Cory G. Clark - Broker / Owner**

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### Cheyenne, WY Office

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### **Mark McNamee - Associate Broker/Auctioneer/Owner**

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Billings, MT 59105

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### Belle Fourche, SD Office

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### **Ronald L. Ensz - Associate Broker**

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### Torrington, WY Office

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### **Michael McNamee - Associate Broker**

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### Wheatland, WY Office

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### Dayton, WY Office

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Dayton, WY 82836

### **Matt Johnson – Associate Broker**

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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