



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



TURKEY TRACK RANCH
Lemmon, Perkins County, South Dakota

The Turkey Track Ranch consists of 6,398± total acres: 3,080± deeded acres plus a 233 animal unit Grand River Cooperative Grazing Association permit with a reliable feed base and unparalleled natural protection along the banks of the Grand River.

LOCATION & ACCESS

Located approximately 23 miles southwest of Lemmon, South Dakota the Turkey Track Ranch is easily accessed year-round via well-maintained state and county roads, the majority of which are paved. To access the ranch, travel west of Lemmon, South Dakota on State Highway 12 for approximately 9.8 miles to White Butte Road; turn right and travel south on White Butte Road for approximately 9.4 miles to 110th Street; turn right and travel west on 110th Street and continue 3.1 miles to the ranch.

Several towns and cities in proximity to the property include:

- | | |
|--|---------------------|
| • Lemmon, South Dakota (population 1,227) | 23 miles northeast |
| • Dickinson, North Dakota (population 24,007) | 96 miles north |
| • Sturgis, South Dakota (population 6,958) | 142 miles southwest |
| • Belle Fourche, South Dakota (population 5,594) | 144 miles southwest |
| • Bismarck, North Dakota (population 73,529) | 150 miles northeast |
| • Rapid City, South Dakota (population 67,956) | 167 miles southeast |
| • Sioux Falls, South Dakota (population 183,793) | 424 miles southeast |



SIZE AND DESCRIPTION

The Turkey Track Ranch consists of 6,398 total acres of which 3,080 are deeded acres and the remainder are contiguous Grand River Grazing Association acres on which the ranch has a 233 animal units grazing lease in the 5-A Allotment. With approximately 12 miles of the Grand River meandering through the center of the ranch, the cottonwood and ash tree-lined river bottoms provide unparalleled natural protection and wildlife habitat throughout. Fenced and cross-fenced into 16 pastures, this ranch is set up for a very efficient and intensive grazing program with live water in most of the deeded pastures. The majority of the perimeter fences on the ranch are four-strand barbed wire while most of the interior fence consists of permanent electric fence.

There is a total of approximately 1,236± tillable acres on the ranch, 518± of which are irrigable. Although not used in recent years, there is a 300-acre, 13-tower, 1979 electric Valley center pivot. The remaining 218± irrigated acres are watered by gated pipe and big guns. There are two pump sites on the river that have 100HP Marathon slow RPM electric pumps that produce 1,750 GPM.



REAL ESTATE TAXES

According to the Perkins County Assessor, the 2021 real estate taxes on the ranch were \$14,897.02.

MINERAL RIGHTS

Although a formal mineral search has not been conducted, the Seller is willing to convey any and all mineral rights associated with the subject property and owned by the Seller, if any, to the Buyer at day of closing.

LEASE INFORMATION

The Turkey Track Ranch has a 233 animal units Grand River Cooperative Grazing Association lease associated it with the ranch that dates back to the Grazing Associations inception in 1940. This is an in-common allotment and is located in Allotment 5-A which is contiguous with the deeded lands. The cost of the lease is \$14.00 per animal unit (AU) per month which includes grazing, fencing and water maintenance. The Turkey Track Ranch has 39.1% of the total animal units in this allotment. There are 8,486± total acres in the 5-A Allotment that is fenced into six pastures (see attached map), each of which are very well watered. A unique feature of the Grand River Gazing Association is that the members are able to claim their portion of the allotment acres (the Turkey Track Ranch has 39.1 % of the 7,457 member acres in 5-A which equates to 2,915 acres) for NAP insurance. The lease has a turn-in date of May 10th and an out- date of October 19th each year. It is a requirement of the Grand River Cooperative Grazing Association 5-A Allotment that all bulls in the allotment be straight Black Angus. Please call the Grand River Cooperative Grazing Association at (605)374-5576 for additional information pertaining to the lease.

The ranch is leased for grazing for the 2023 grazing season. The terms of this lease will be made available to prospective buyers upon request.

WATER RESOURCES

Three wells supply water to the headquarters as well as to the three tanks in the few pastures that do not have live year-round water. Additionally, the ranch also has rural water provided by the Perkins County Rural Water District. There is a 518-acre State of South Dakota water license from the Grand River associated with the ranch that ensures a reliable feed base for the ranch while enhancing the wildlife.



CARRYING CAPACITY / RANCH OPERATIONS

In the past the current owners have operated the ranch in conjunction with additional private lease acres. With the additional fencing, exceptional protection, live water and substantial feed base, the current owners would rate the ranch at approximately 425 head of mother cows year-round in addition to bulls and replacement heifers.

“Carrying capacity can vary due to weather conditions and management practices. Interested parties should conduct their own analysis.”



UTILITIES

Electricity – Grand Electric

Gas/Propane – Local Providers

Communications – Grand Electric provides phone and fiber optics for exceptional internet. Verizon, AT&T are available for cell service

Water – A private well provides quality drinking water. There is also Perkins County Rural Water on the ranch.

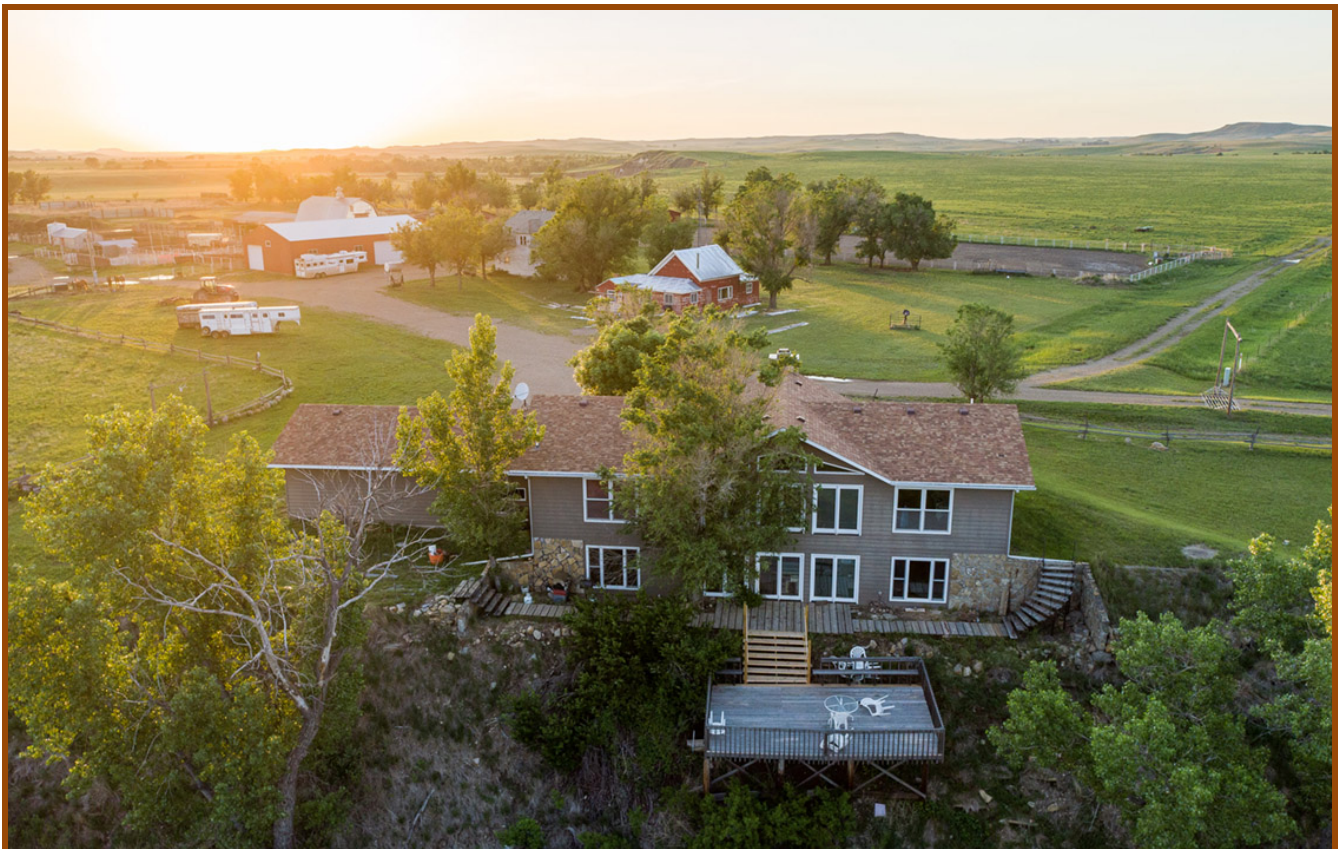
Sewer – Private Septic

Television – Satellite

IMPROVEMENTS

There is a very functional set of improvements located on the ranch which features:

- A three-bedroom, four bath main residence which was stick built in 1990 and has 1,797 sq. ft. above-grade and a 1,293 sq. ft. finished, walkout basement. This home has several upgrades including cathedral ceilings, a rock fireplace, forced-air heat, an attached three-car garage, and a large deck that overlooks the Grand River. This home would make a beautiful residence or an outstanding hunting lodge.
- 40'x80' pole barn shop build in 2008 with 14-foot sidewalls, 220 power, and approximately one-third of the floor being concrete.
- 24'x42' open-face shed used as commodities storage for DDG.
- 10,000 lb. certified scale with scale house.
- 58'x48' historic hip-roof barn.
- Airplane hangar with a grass landing strip.
- 700-head feedlot with a combination of concrete and dirt bunks with new Richie water tanks.
- A very functional set of corrals with a truck loadout.
- Roping arena.
- Two older residences and numerous outbuildings.



RECREATION & WILDLIFE

The Turkey Track Ranch offers miles of Grand River bottoms creating hundreds of acres of riparian areas that provide essential wildlife habitat for upland game birds in addition to mule deer and whitetail deer. The ranch has six fenced game refuges that have consistently provided additional habitat for all species of wildlife.

Roughly 20 minutes east of the ranch is the famous Shadehill Recreation Area nestled on the shores of Shadehill Reservoir. Shadehill Recreation Area offers opportunities to enjoy land and water-based activities. The reservoir is one of western South Dakota's few large lakes. The dam, built in 1951 by the Bureau of Reclamation, creates more than 5,000 surface acres of water to enjoy.



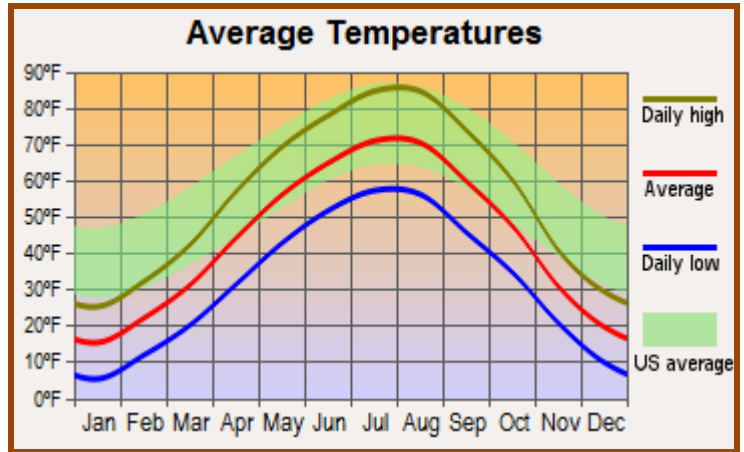
AIRPORT INFORMATION

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>.

Additional airports in the region include Lemmon Municipal Airport with a 4,499 foot paved runway and the Bison Municipal Airport located in Bison, South Dakota that has a 3,500 foot paved runway.

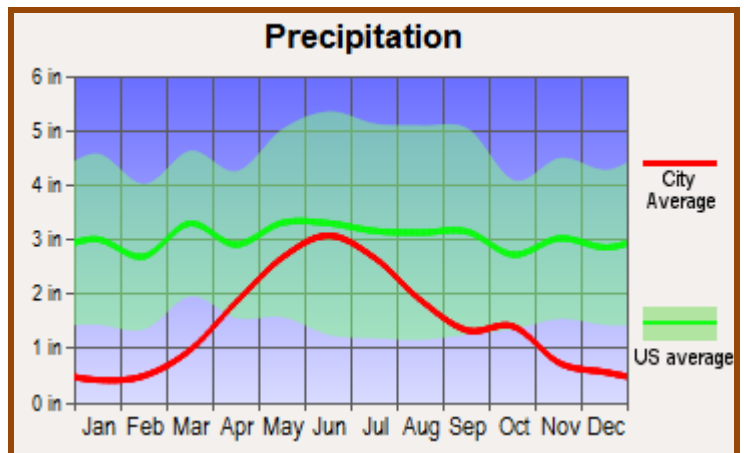
CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Lemmon, South Dakota area is approximately 17.9 inches including 39.2 inches of snowfall. The average high temperature in January is 29 degrees, while the low is 9 degrees. The average high temperature in July is 86 degrees, while the low is 59 degrees. The charts to the right are courtesy of www.city-data.com.



COMMUNITY AMENITIES

Lemmon, South Dakota, named after cattleman Ed Lemmon who founded the town in 1906 is full of old west history. It is home to a K-12 school system, banking institutions, implement dealers, feed stores, grocery stores, livestock sale barn as well as several restaurants and retail stores. Additional livestock sale barns are located in the South Dakota towns of Faith, Belle Fourche, St. Onge and Ft. Pierre as well as Dickinson and Mandan ND.



OFFERING PRICE

Price Reduced to \$6,150,000

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 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 \$360,000.00 (Three Hundred Sixty 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.

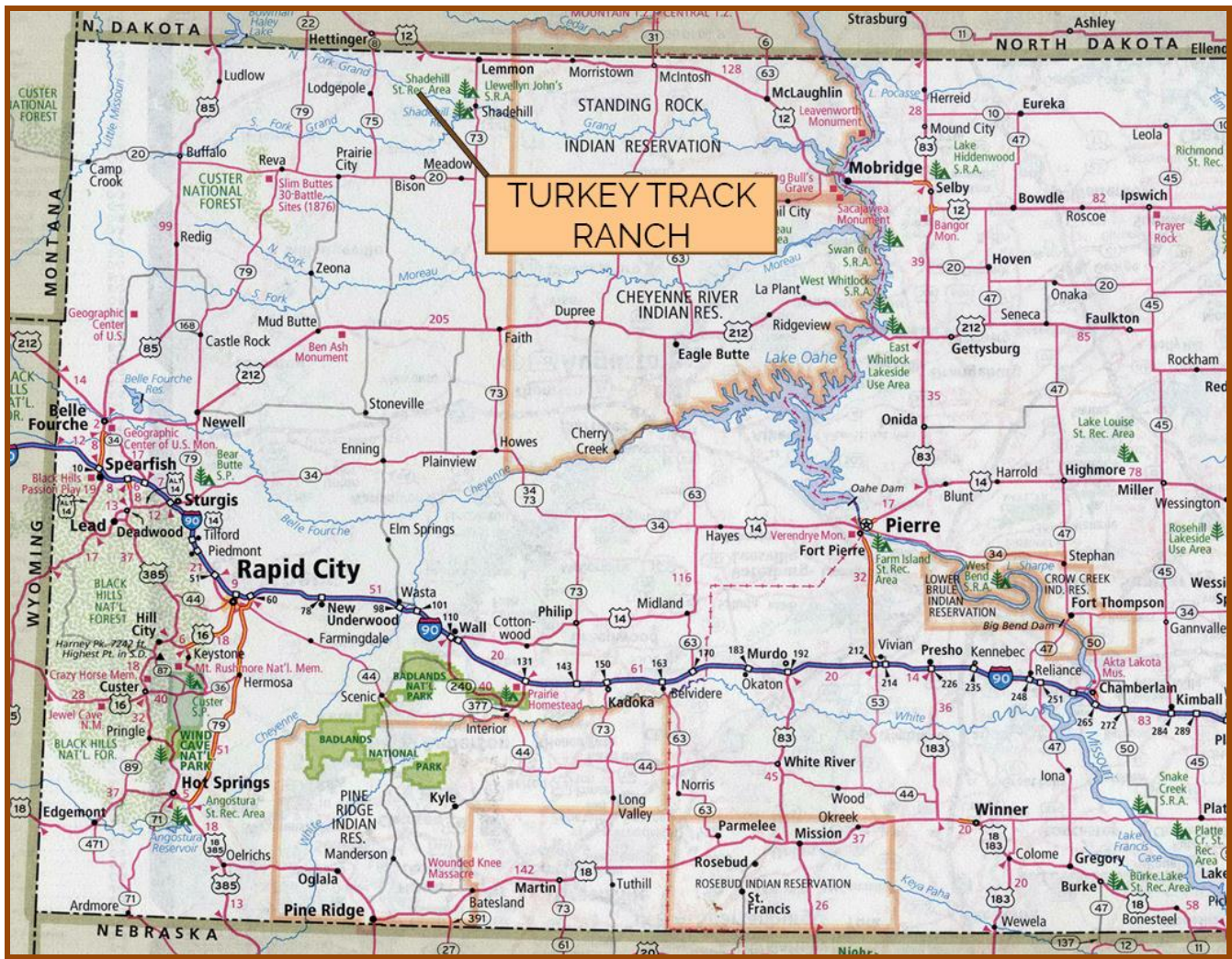
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



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.

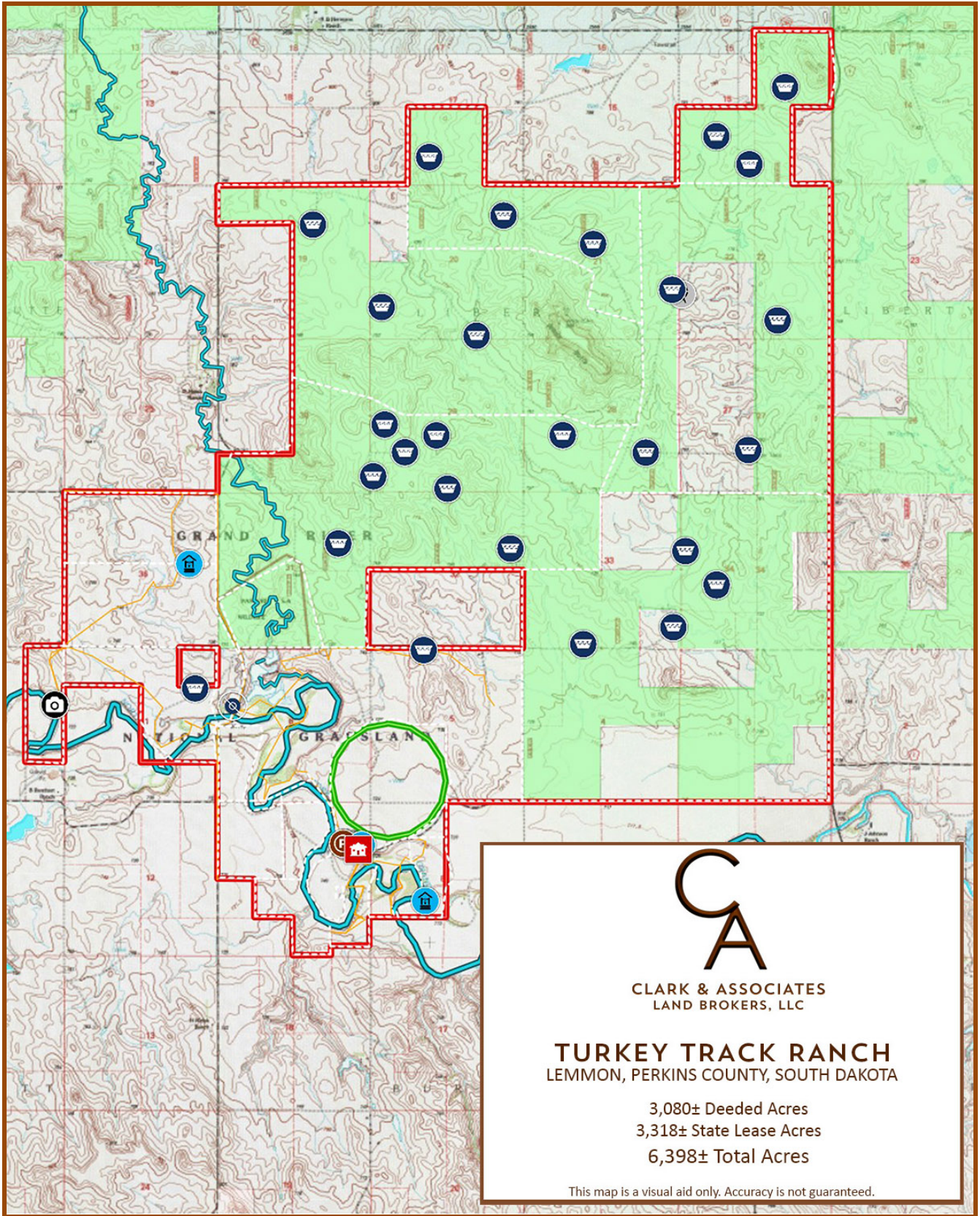
Notice to Buyers: South Dakota Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate 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.**

STATE LOCATION MAP

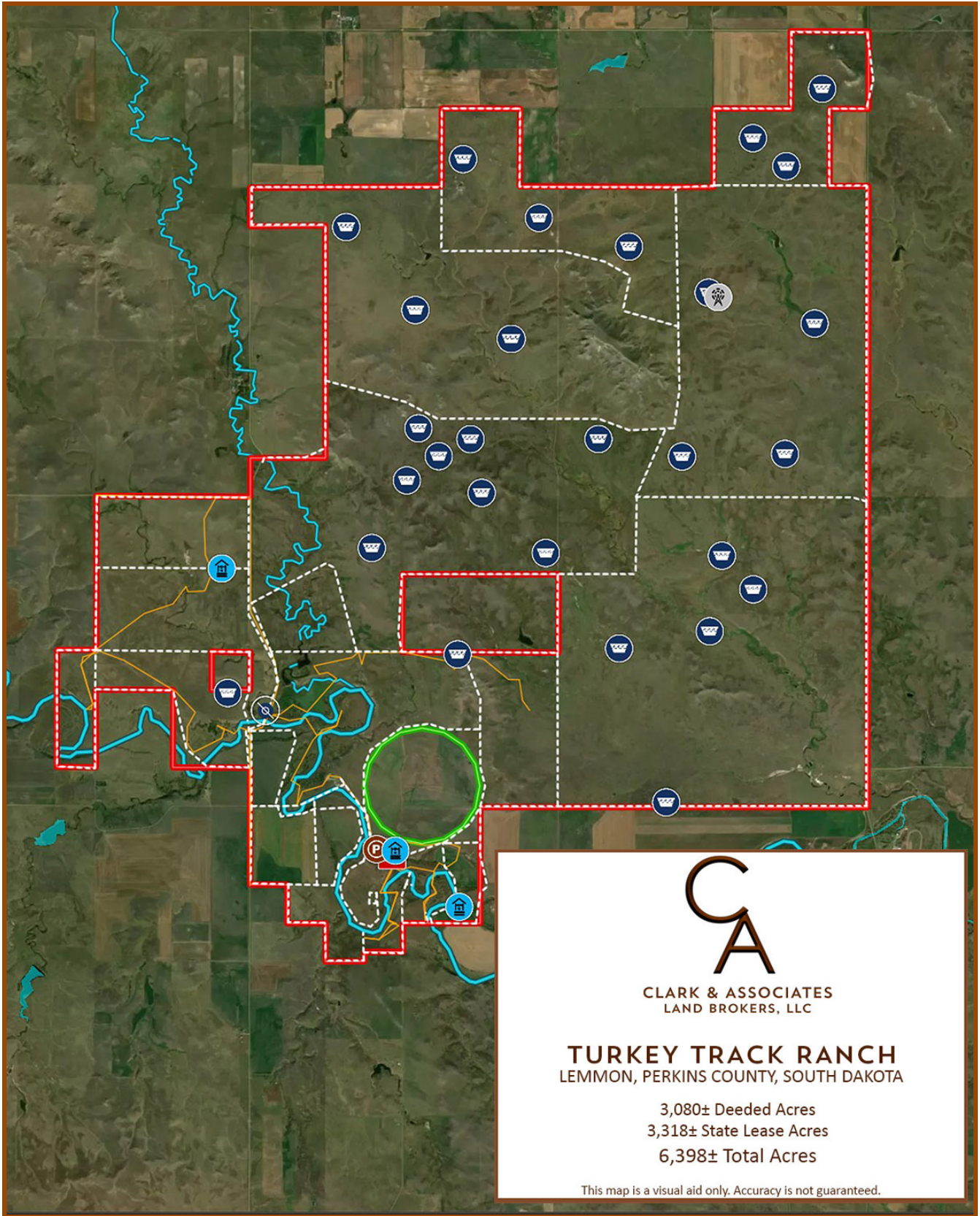


NOTES

TURKEY TRACK RANCH TOPO MAP



TURKEY TRACK RANCH ORTHO MAP



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



Mark McNamee
Broker/Owner
Mobile: (307) 760-9510
mcnamee@clarklandbrokers.com
Licensed in WY, MT, SD, & NE



Denver Gilbert
Broker / Owner
Mobile: (406) 697-3961
denver@clarklandbrokers.com
Licensed in WY, MT, SD, & ND



Cory Clark
Broker / Owner
Office: (307) 334-2025
clark@clarklandbrokers.com
Licensed in WY, MT, SD, ND,
NE & CO

Clark & Associates Land Brokers, LLC
Specializing in Farm, Ranch, Recreational & Auction Properties

Lusk, WY Office

736 South Main Street • PO Box 47
Lusk, WY 82225

Cory G. Clark - Broker / Owner

(307) 351-9556 ~ clark@clarklandbrokers.com
Licensed in WY, MT, SD, ND, NE & CO

Cheyenne, WY Office

2092 Road 220
Cheyenne, WY 82009

Mark McNamee - Associate Broker/Auctioneer/Owner

(307) 760-9510 ~ mcnamee@clarklandbrokers.com
Licensed in WY, MT, SD & NE

Billings/Miles City, MT Offices

6806 Alexander Road
Billings, MT 59105

Denver Gilbert - Associate Broker / Owner

(406) 697-3961 ~ denver@clarklandbrokers.com
Licensed in WY, MT, SD & ND

Belle Fourche, SD Office

907 Ziebach Street, Lot 804 • PO Box 307
Belle Fourche, SD 57717

Ronald L. Ensz - Associate Broker

(605) 210-0337 ~ ensz@rushmore.com
Licensed in SD, WY & MT

Torrington, WY Office

6465 CR 39
Torrington, WY 82240

Michael McNamee - Associate Broker

(307) 534-5156 ~ mcnameeauction@gmail.com
Licensed in WY & NE

Wheatland, WY Office

4398 Palmer Canyon Road
Wheatland, WY 82201

Jon Keil – Associate Broker

(307) 331-2833 ~ jon@keil.land
Licensed in WY & CO

Dayton, WY Office

157 Tongue Canyon Road • PO Box 358
Dayton, WY 82836

Matt Johnson – Associate Broker

(307) 751-4951 ~ matt@clarklandbrokers.com
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