



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



HIGH PLAINS GENETICS
Piedmont, Meade County, South Dakota

Located in the Northern Black Hills of western South Dakota, High Plains Genetics is a turnkey breeding facility with diverse opportunity.

LOCATION & ACCESS

High Plains Genetics is located approximately 15 miles northwest of Rapid City, South Dakota, 15 miles southeast of Sturgis, South Dakota or 28 miles southeast of Deadwood, South Dakota, in the sought-after Northern Black Hills. The property has an outstanding location, just minutes from Rapid City with year-round access off of Interstate 90.

Several towns and cities in proximity to the property include:

- | | |
|--|-----------------------|
| ○ Piedmont, South Dakota (population 971) | 2 1/2 miles southeast |
| ○ Rapid City, South Dakota (population 74,421) | 15 miles southeast |
| ○ Sturgis, South Dakota (population 6,908) | 15 miles northwest |
| ○ Deadwood, South Dakota (population 1,304) | 28 miles northwest |
| ○ Spearfish, South Dakota (population 10,494) | 35 miles northwest |
| ○ Belle Fourche, South Dakota (population 5,553) | 42 miles northwest |



SIZE & DESCRIPTION

High Plains Genetics is an incredible breeding facility in the Northern Black Hills just outside of Piedmont, South Dakota with frontage road access. This property offers 98± deeded acres with extensive improvements to include horse and cattle barns, pipe pens throughout, over 80 runs, breeding barn, office and much more. The potential uses are many and are only limited to your imagination and may include breeding facility, horse boarding, private rural residential property and subdivision development.

The High Plains Genetics business can be purchased to include client lists, liquid nitrogen tanks, computer system and straw printer.



REAL ESTATE TAXES

The real estate taxes for High Plains Genetics are approximately \$8,323 per year.

MINERAL RIGHTS

All mineral rights associated with High Plains Genetics owned by the Sellers, if any, will transfer to the Buyer at closing.

UTILITIES

Electricity- Black Hills Energy
Gas/Propane – McGas/ Co Op
Communications – Cell Phone Coverage
Internet – Satellite provider
Television – Satellite provider
Water - private well
Sewer – septic

IMPROVEMENTS

Improvements on the property include a house, an office building with three offices, conference room, kitchen and storage rooms.

The residence is a 1,578-square feet ranch-style manufactured house with three bedrooms and two bathrooms.

The Main Barn has 18 runs off each wing (total of 36) constructed of pipe with top rail and approximately 5 ½-6ft tall. The Middle Barn has 9 runs with an additional 38 runs close by with cover. The Stud Barn features 10 stud stalls that measure 16x16 with 10 runs off the barn. The Bull Shed offers 25 runs and all pens offer heated waters to ensure usage year-round. The property also has 14 large pens that offer considerably more pens space for livestock and 4 of those large pens have cover.

This well-established breeding facility provides all the necessary components to continue managing the property as a breeding facility or to modify the operation to fit your own needs.



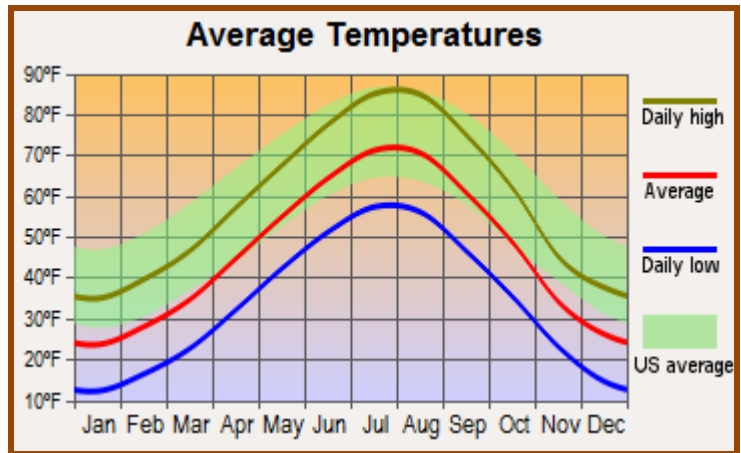






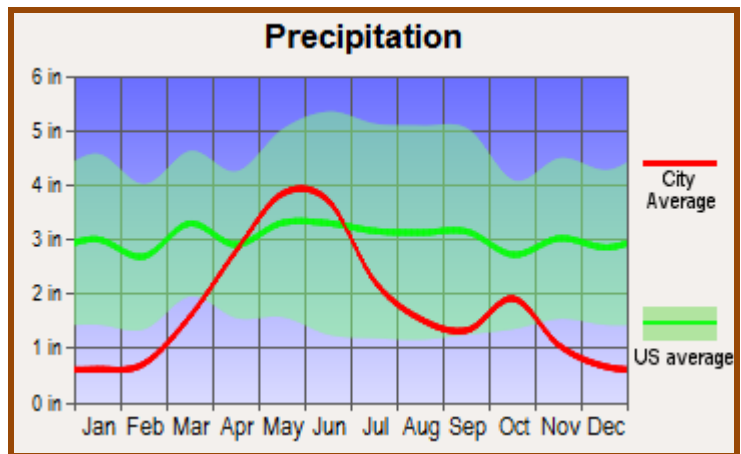
CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Piedmont, South Dakota area is approximately 18.8 inches including 35.7 inches of snowfall. The average high temperature in January is 37 degrees, while the low is 13 degrees. The average high temperature in July is 84 degrees, while the low is 59 degrees. The charts to the right are courtesy of www.city-data.com.



COMMUNITY AMMENITIES

Rapid City 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.



RECREATION

World renowned for being one of the largest tourist destinations in the Nation, the Black Hills and surrounding area are home to some of the best recreational opportunities in every season. Activities in the area include hunting, fishing, snowmobiling, downhill skiing, cross country skiing, horseback riding, mountain biking, hiking, rock climbing, camping, four-wheeling, golf, and rodeos just to name a few. In addition to Mount Rushmore and the Devils Tower National Monument, this area is home to many of our nation's historical treasures such as, the Crazy Horse Memorial, and historic Deadwood, South Dakota.

AIRPORT INFORMATION

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 <http://www.rcgov.org/Airport/pages>.

Spearfish, South Dakota: The Black Hills Airport in Spearfish is located five miles east of the city.

Additional information and data:

- Hard Surface Runway is 75' X 6,401'
- Field Elevation 3,933'
- GPS NDB Approaches
- Fuel Available: AVGAS JET



OFFERING PRICE FOR LAND AND IMPROVEMENTS

Absolute Auction to be held January 10, 2024

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. 15% Non-Refundable Earnest Money on the day of auction;
 - 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.

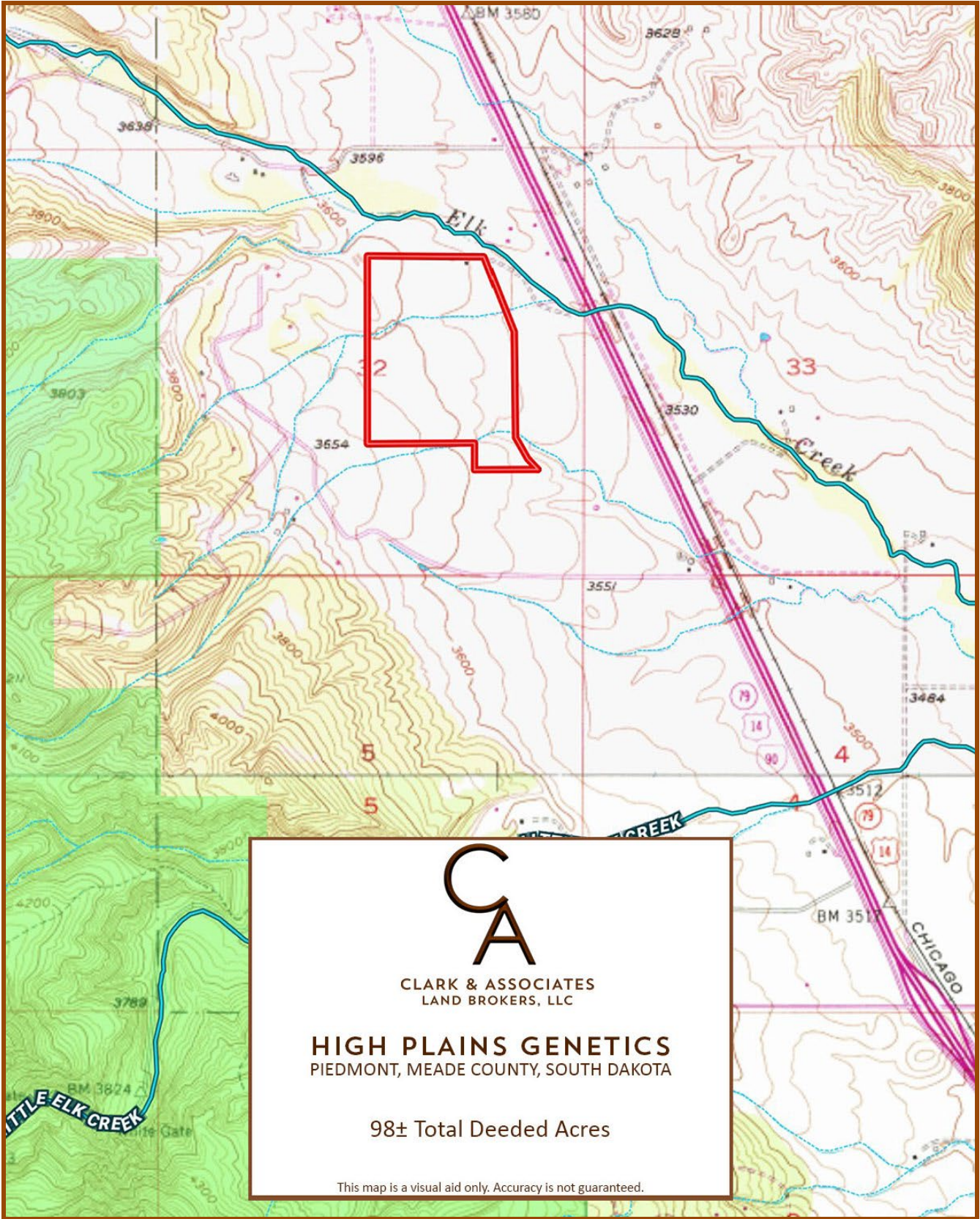
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



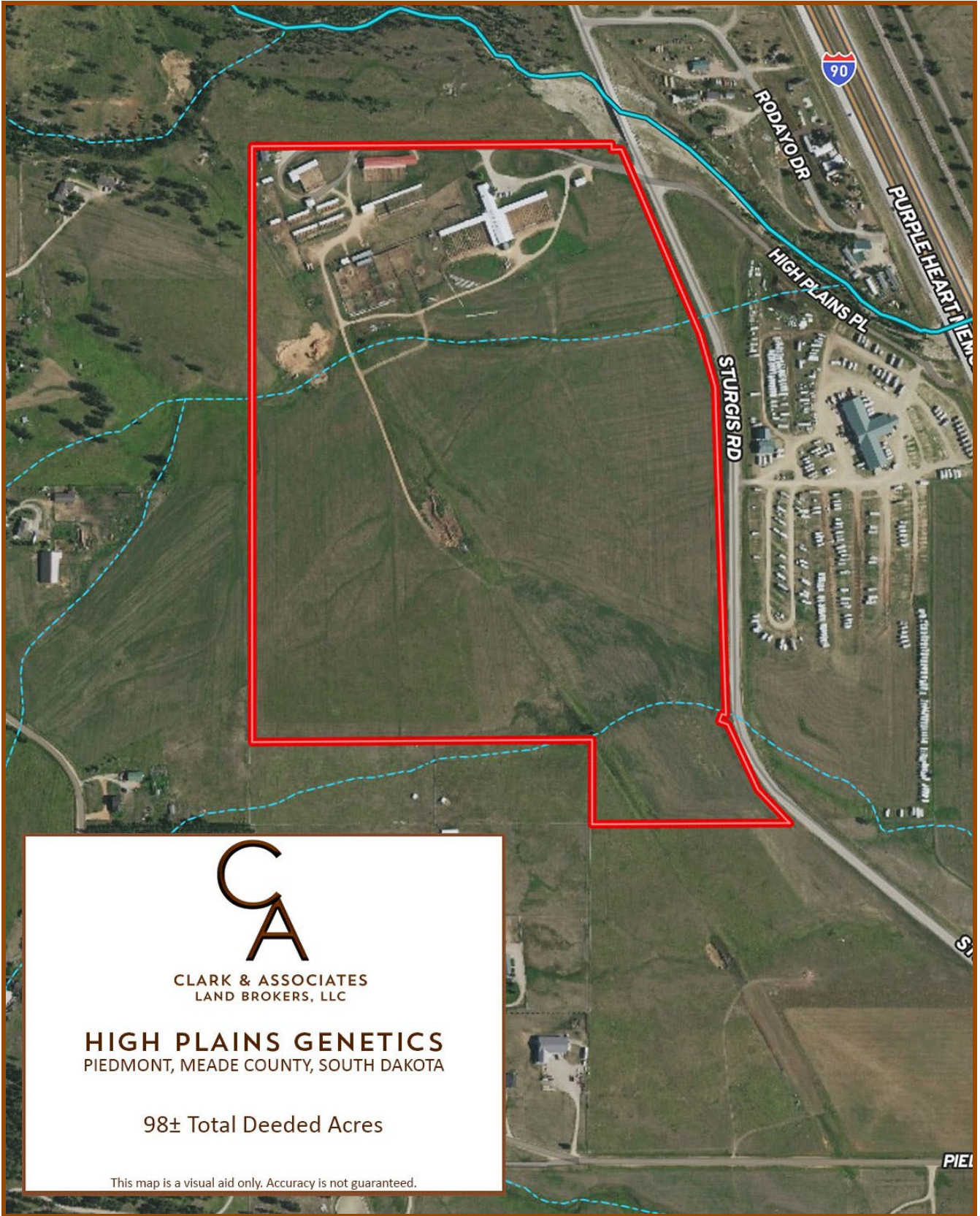
Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed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

HIGH PLAINS GENETICS TOPO MAP



HIGH PLAINS GENETICS ORTHO MAP



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



Ron Ensz
Associate Broker,
REALTOR®

Cell: (605) 210-0337

ensz@rushmore.com

Licensed in SD, WY &
MT



Logan Schliinz
Associate Broker,
REALTOR®

Cell: (307) 575-5236

logan@clarklandbrokers.com

Licensed in SD, WY, ND,
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

Cheyenne, WY Office

2092 Road 220
Cheyenne, WY 82009

Billings/Miles City, MT Offices

6806 Alexander Road
Billings, MT 59105

Belle Fourche, SD Office

515 National Street • PO Box 307
Belle Fourche, SD 57717

Torrington, WY Office

6465 CR 39
Torrington, WY 82240

Douglas, WY Office

PO Box 1395, Douglas, WY 82633
1878 N Glendo Hwy, Glendo, WY 82213

Wheatland, WY Office

4398 Palmer Canyon Road
Wheatland, WY 82201

Moorcroft, WY Office

19 Heritage Lane
Moorcroft, WY 82721

Cory G. Clark - Broker / Owner

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

Mark McNamee - Associate Broker/Auctioneer/Owner

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

Denver Gilbert - Associate Broker / Owner

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

Ronald L. Ensz - Associate Broker

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

Michael McNamee - Associate Broker

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

Scott Leach - Associate Broker

(307) 331-9095 ~ scott@clarklandbrokers.com
Licensed in WY, CO, SD, NE & MT

Jon Keil – Associate Broker

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

Stan Mosher – Associate Broker

(307) 631-2155 ~ stan@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