CLARK & ASSOCIATES
LAND BROKERS, LLC
Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents

CROW SUBDIVISION LOTS

Belle Fourche, Butte County, South Dakota

Discover the perfect blend of privacy, natural beauty, and opportunity with these three exceptional lots located just outside Belle Fourche. Nestled in gently rolling terrain, each parcel features a picturesque mix of open space and mature pine trees, creating a serene setting that feels both secluded and expansive.

LOCATION & ACCESS

The Crow Subdivision Lots are located approximately 2 miles southeast of Belle Fourche, South Dakota, 9 miles northeast of Spearfish, South Dakota or 24 miles northwest of Deadwood, South Dakota, in the sought-after Northern Black Hills. The property has an outstanding location, just minutes from Belle Fourche with year-round access just off of US-Highway 85.

Several towns and cities in proximity to the property include:

○ Belle Fourche, South Dakota (population 5,553)	2 miles northwest
○ Spearfish, South Dakota (population 10,494)	9 miles southwest
○ Deadwood, South Dakota (population 1,304)	24 miles southeast
○ Sturgis, South Dakota (population 6,908)	30 miles southeast
○ Rapid City, South Dakota (population 74,421)	57 miles southeast

REAL ESTATE TAXES

The real estate taxes for the Crow Subdivision Lots are to be determined.

MINERAL RIGHTS

All mineral rights associated with the Crow Subdivision Lots owned by the Sellers, if any, will transfer to the Buyer at closing.

SIZE & DESCRIPTION

LOT 2B – 5.63± Deeded Acres
LOT A1 – 5.04± Deeded Acres
LOT A4 – 7.27± Deeded Acres

Located on the highly desirable south edge of Belle Fourche, the Crow Subdivision offers a rare opportunity to build a custom home in a setting that combines space, views, and long-term value. Situated adjacent to the established Hat Ranch subdivision, these residential acreage lots provide a proven location for quality homes while still offering a more open and flexible environment.

Each lot is positioned to take full advantage of the surrounding landscape. The Black Hills rise prominently to the south, creating a dynamic backdrop that changes with the seasons, while Bear Butte stands to the east as one of the region's most recognizable landmarks. To the north, the Center of the Nation Buttes completes the setting with additional depth and open views in every direction.

Located within the Belle Fourche city limits, the properties offer city water and electricity brought directly to the edge of each lot, along with maintained street access. This combination of infrastructure and acreage is increasingly difficult to find, particularly in a location that still allows for horses and provides room for additional improvements such as shops or outbuildings.

These lots are well-suited for buyers looking to build more than just a house—they offer the opportunity to establish a long-term home in a setting that provides privacy, usability, and a strong sense of place. With convenient access to Highway 85, Highway 34, and Interstate 90, as well as close proximity to Spearfish and Deadwood, the location balances everyday convenience with the feel of rural living.

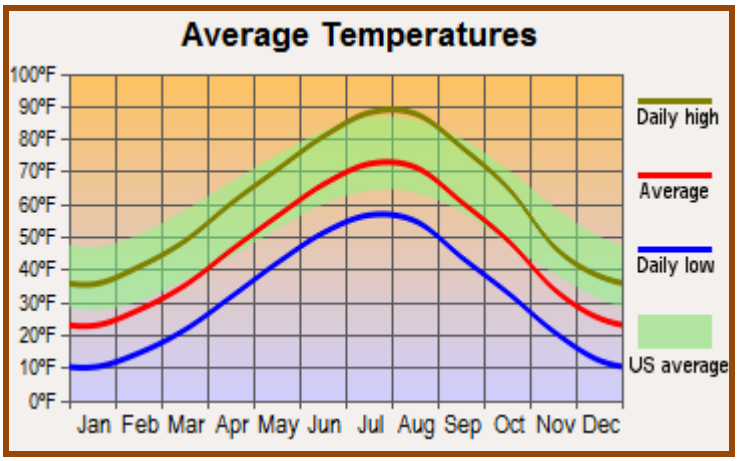
Opportunities like this—acreage lots with city utilities, views, and adjacency to a high-end development—are limited within the Belle Fourche market.

UTILITIES

Electricity – to be determined
Gas/Propane – to be determined
Communications – Cell Phone Coverage
Internet – Satellite provider
Television – Satellite provider
Water – city water at property edge
Sewer – septic

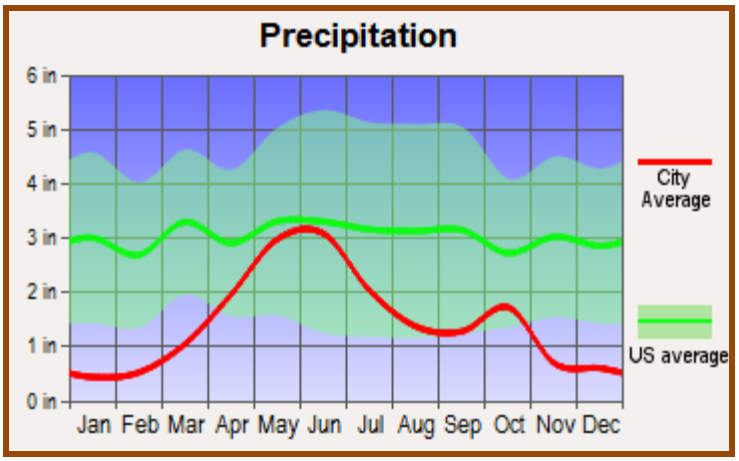
CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Belle Fourche, South Dakota area is approximately 17.9 inches including 41.1 inches of snowfall. The average high temperature in January is 37 degrees, while the low is 13 degrees. The average high temperate in July is 88 degrees, while the low is 60 degrees. The charts to the right are courtesy of *www.city-data.com.*



COMMUNITY AMMENITIES

Belle Fourche is an authentically western town founded in the late 1800s. It has a rich history full of cowboys, pioneers and cattle, and sheep dynasties. It is also the Center of the Nation and the home of one of the oldest rodeos in South Dakota: the *Black Hills Roundup*. Belle Fourche is one of the most important livestock shipping rail-heads in the West. The wool shipping warehouses are the largest in the US even today.



The city is the trading center for a three-state agricultural area encompassing 21,000 square miles in NW South Dakota, NE Wyoming, and SE Montana known as the Tri-State Area. A hub for livestock auctions and wool shipping, Belle Fourche also is the center of a bentonite mining industry. The downtown area's architecture retains the aura of the early 1900s; many of the buildings now contain antique shops. Belle Fourche is still the business hub for the Tri-State Area serving a large area of ranches and farmers. For more information please visit *About Belle Fourche | The Tri-State Museum and Visitors Center.*

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

$1,070,000

LOT 2B - $350,000
LOT A1 - $350,000
LOT A4 - $370,000

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 $32,000 (thirty-two 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

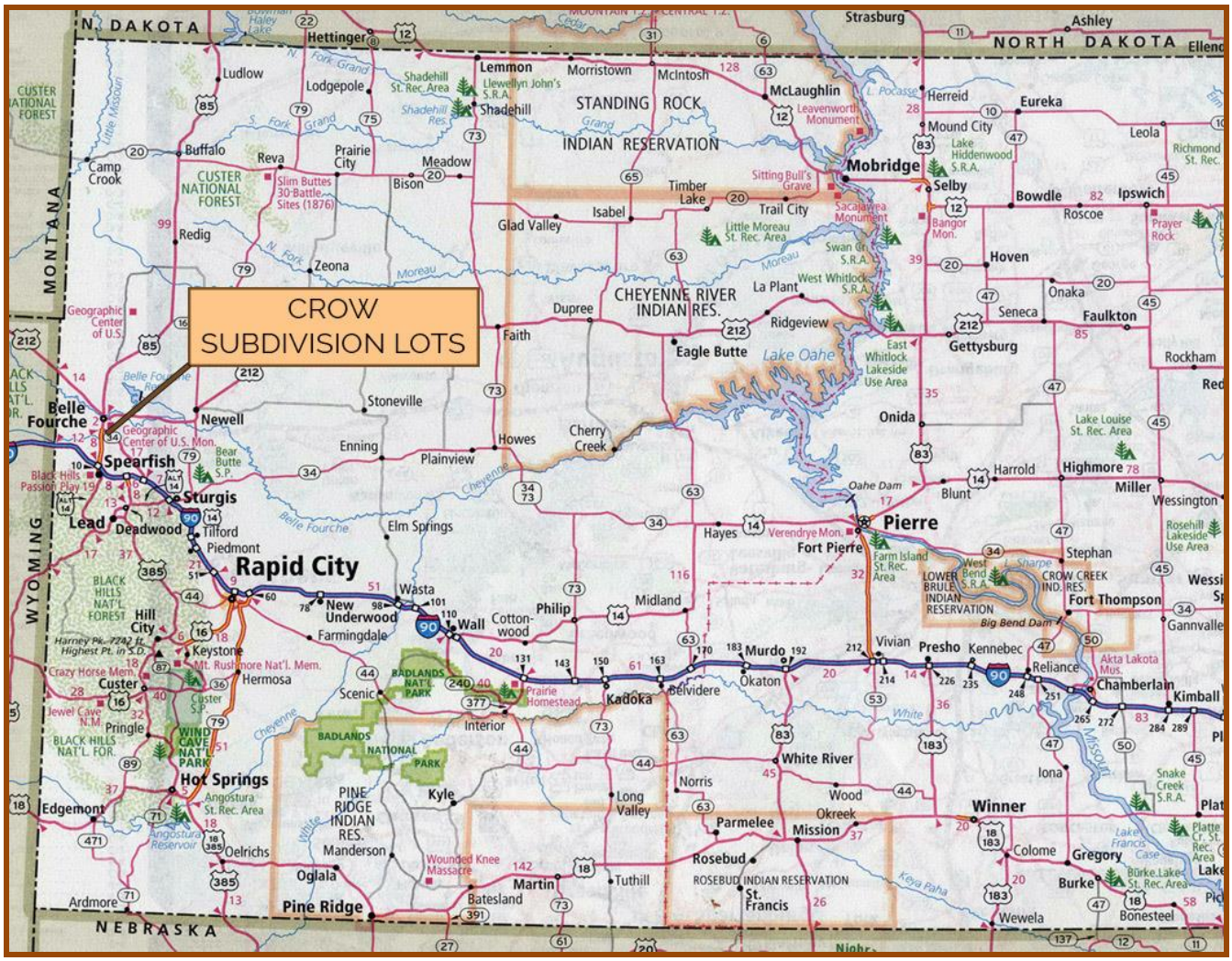
The seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the deeded property 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.

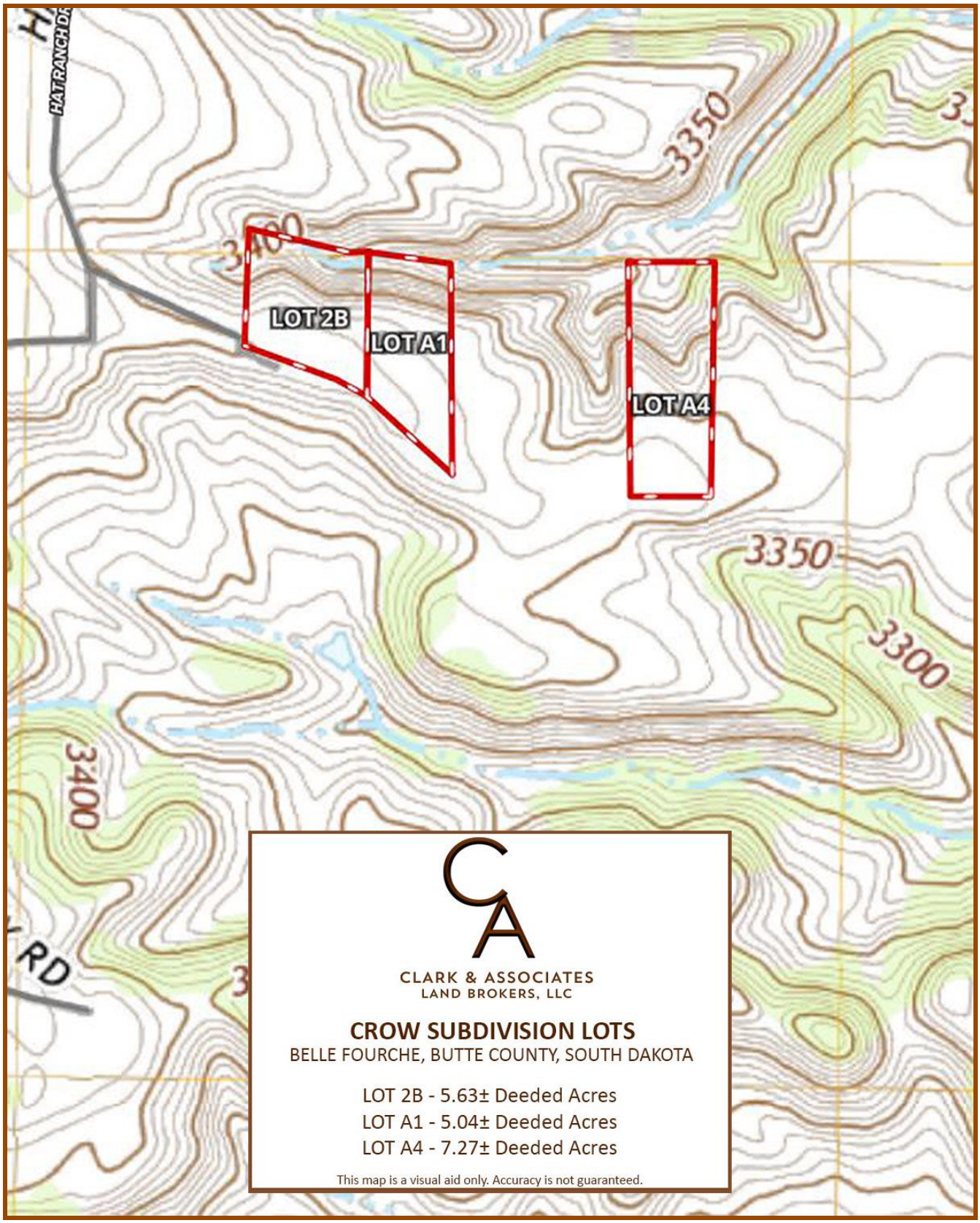
Notice to Buyers: South Dakota Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate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

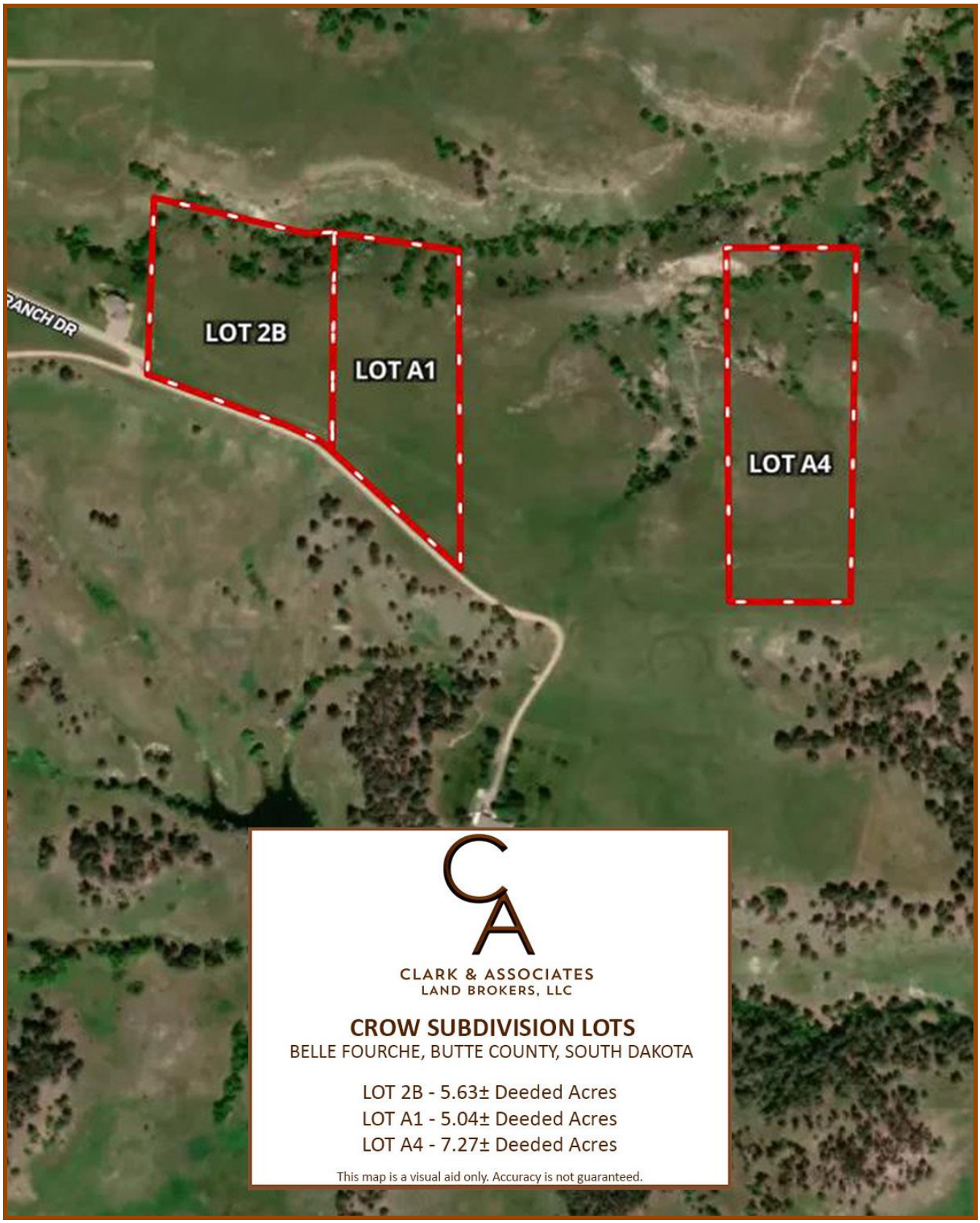


NOTES

CROW SUBDIVISION LOTS TOPO MAP



CROW SUBDIVISION LOTS ORTHO MAP



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

Ron Ensz
Associate Broker,
REALTOR®

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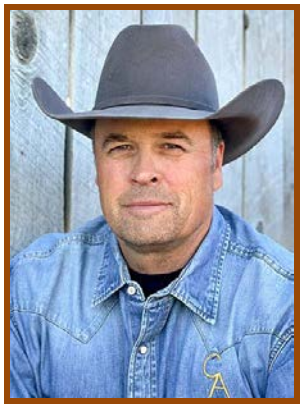
ensz@rushmore.com

Licensed in SD, WY & MT



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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