



BISMARCK TRAIL RANCH
VALE, SOUTH DAKOTA





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\$41,150,000 | 41,822± ACRES



LISTING AGENT: **ROBB NELSON**

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EXECUTIVE SUMMARY

Named after the trail that brought people from Bismarck, North Dakota to Deadwood during the days of the Black Hills Gold Rush, this ranch is a tremendous assemblage of various topography and agricultural uses. Conveniently located 51 miles north of Rapid City, South Dakota. The Bismarck Trail Ranch totals 47,883± acres which includes, 41,822± deeded acres, 4,361± acres of BLM grazing lease and 1,600± acres of State Lease. The ranch ranges from Belle Fourche River bottom and irrigated pivots to grassy-covered hillsides. There is a tremendous set of first-class improvements consisting of four homes, multiple sets of working facilities, and numerous new Morton outbuildings. The owner's residence and one other home are very nice custom homes that didn't spare any exquisite details. The property is well-watered with an extensive pipeline system, numerous stock tanks, dams, and water wells. There are 875± acres of irrigated ground under eight pivots. An exceptional investment class asset, the owner currently leases most of the grazing out as well as the production agriculture. The grazing leases consist of approximately 2,500 yearlings, 1,200 cow/calf pairs and 1,000 wild horses currently roam several large pastures. For an owner-operator, carrying capacity is estimated at 8-10 acres per cow for 4-5 months for yearlings and 15 acres for 6 months for cow/calf pairs. Without the wild horses it is estimated that the ranch could carry 5,000-6,000 yearlings or 3,000 pairs. If there is a category for luxury working ranches the Bismarck Trail Ranch would likely be the top listing in the central plains states.



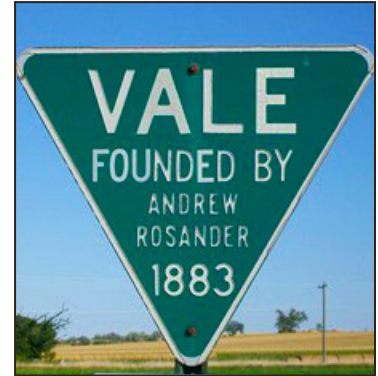
LOCATION

Bismarck Trail Ranch is located eight miles east of the town of Vale, 26 miles from Sturgis and 51 miles north of Rapid City, South Dakota. The ranch is located in an area that has long been considered one of the most agriculturally rich areas in South Dakota. Sturgis Airport can accommodate most private planes and jets with a 5,100-foot runway. Rapid City Regional Airport provides regular commercial air service, and it can also accommodate all types of private aircraft.



LOCAL

The town of Vale was founded in 1883 by Swedish Immigrant Andrew Rosander. At one time, Vale was a very active town, but now it is a relatively quiet small community. Today the population consists of approximately 136 people, with a Post Office, community center, church, café, ag service, restaurant, and bar.



Rapid City is the largest city in western South Dakota and is the gateway to the Black Hills. The population is approximately 75,000. Rapid City is full of all necessary services, fine restaurants, shopping, arts & culture, native American history, and numerous activities and attractions. The Black Hills are home to Mount Rushmore, Crazy Horse, ski resorts, Deadwood, Sturgis, numerous parks and countless other attractions. Recreational activities such as hunting, fishing, biking, skiing, snowmobiling, and sightseeing abound in the area.

Nearby Sturgis has a population of approximately 7,000 people and is well known for the annual motorcycle rally, which recently celebrated the 80th Anniversary. It is said that 500,000 people come to the Black Hills attendance. In 2015, the attendance was over 700,000 for the 75th rally. The event generates approximately \$800 million in annual revenue.



The historic town of Deadwood, which has been portrayed in numerous movies and tv shows, is also nearby. Deadwood not only features gambling, but other entertainment and numerous restaurants as well as a vibrant nightlife.

GENERAL DESCRIPTION

The Bismarck Trail Ranch is a luxury ranching experience. With tremendous improvements for the owners, staff and, livestock. You'll be hard-pressed to find a more diverse ranch on the market in the central plains.

The ranch is essentially broken up into two separate parcels. On the west side of the Belle Fourche River, there is a ranch manager home, three pivot sprinklers, the truck scale, some grain bins, a barn, and a couple of other outbuildings. As soon as you cross the river, the main entrance is on your right. This east parcel contains the majority of the improvements, including the houses, main shop, indoor arena, horse barns, calving barn, working facilities, and pivots. There are several well-watered pastures on this side of the ranch as well as tree-covered river bottom. A big chunk of the BLM leased ground is also located here and is fenced into the ranch. The main set of improvements also has its own set of working facilities.





The east part of the ranch contains the majority of the grazing pastures on the ranch. This land is characterized by rolling grass-covered hills and plains with numerous draws, ponds, stock dams and wildlife. The wild horses graze huge pastures in this area. Numerous other pastures are used for yearlings and cow-calf pairs. There is a very nice set of working facilities and loading chutes on this side of the ranch right off the main road. Several BLM and State Land parcels, that are leased by the ranch are scattered throughout this parcel. They are all fenced into the ranch and utilized seamlessly with grazing.

The views from the east side of the ranch are spectacular! With the Belle Fourche River running through the Southwest corner, the legendary Bear Butte nearby and the beautiful Black Hills on the horizon, it's easy to see why people are attracted to the beauty of this part of South Dakota.



IMPROVEMENTS

To say the Bismarck Trail Ranch has a nice set of improvements may be a major understatement. As noted above, the majority of the improvements are located on the East side of the ranch.

The main house was built in 2012 it is 6,400 square feet with five bedrooms and five bathrooms. The house is meticulously crafted in a Western theme with high-end finishes throughout. There is a beautiful, full-length balcony around the back of the house with stunning views and a walkout basement below with a firepit. The living room features very high vaulted ceilings with an ornate fireplace and built-in cabinets & shelving. The master bedroom is on the main floor with a large walk-in closet, large bathroom, and fireplace. There is also a main floor office and guest room. The basement features a bar area, gaming area, open theater room, and three more nicely finished guest rooms. The house has in-floor heating and a backup generator. The house also has a bonus room above the oversized and insulated four-car garage.





The second large custom home which was originally built for the owner's family is also very nicely done with high-end finishes as well. It was built in 2010 and it is 5,200 square feet with five bedrooms and four bathrooms. It also has a four-car garage. This house has geothermal heating and a backup generator.



The ranch manager house was built in 2010 and is 1,500 square feet. It has three bedrooms, two bathrooms and a two-car garage. The house is heated by propane and has an on-demand water heater.

The Bunkhouse is located amongst the main improvements and is a great place for guests as well. It is 1,200 square feet and features two bedrooms and one bathroom.

The 60' X 60' Morton built main shop was built in 2012. It is insulated, with a bathroom, concrete floor and in-floor radiant heat. It also has a connected lean-to that houses six fuel tanks. The tanks are two – 2,000-gallon ag diesel tanks, two – 1,000 gallon ag diesel tanks, one – 1,000 gallon road diesel tank and one – 1,000 gallon gas tank.



ADDITIONAL MORTON OUTBUILDINGS INCLUDE:

- Big barn, built in 2012 – 54' X 105' with two – 12' X 12' stalls, two – 12' X 24' stalls, 12' X 24' tack room and vet room
- Indoor arena, built in 2010 – 72' X 220' with a 32' X 48' attached stall barn in front with four horse stalls, steer alley, roping box, Priefert roping chute, kitchen, bathroom and tack room
- Outdoor arena, built in 2015 – 150' X 300' with roping setup, steer alley, roping box and Chute Help solar-powered chute
- Calving barn, built in 2012 – 32' X 200'
- Sheep barn, built in 2010 – 32' X 100' with 12' X 12' vet room
- Bulk bin-hopper, 893 bushel capacity

OTHER IMPROVEMENTS:

- East shop heated and powered by solar energy
- Barn, 24' x 38'
- Pole barn, 40' x 80'
- Storage shed, 30' x 40'
- Three 12,000 bushel grain bins with aeration fans, one with heated drying fan
- Truck scale and scale house

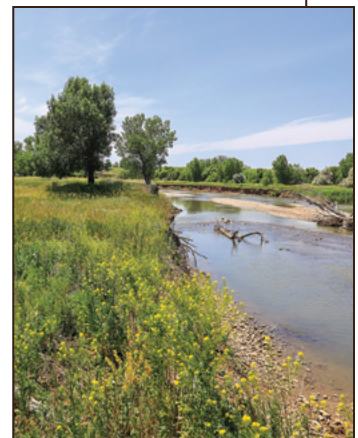
The majority of the fencing was rebuilt with new fencing in 2010. The steel corrals were built in 2014, and the gravel roads were done at the same time.



CLIMATE



There is an average of 226 sunny days in Vale. The July high temperature is around 87 degrees, and the January low is around 12 degrees. Vale averages 18 inches of rain and 39 inches of snow annually. There is some precipitation, on average, 76 days per year.



GENERAL OPERATION



The ranch is currently a multifaceted leased operation, as well as an owner-operated ranch. The irrigated ground is all leased to one tenant, who also grazes the residual growth. The grass pasture is leased to several tenants for approximately 2,500-3,000 yearlings, 1,600 cow/calf pairs, and 1,000 wild horses. The owner believes that all of the tenants would like to continue their leases under a new owner if so desired. This is truly a strong income-producing asset. To a qualified buyer, the general terms of the leases will be provided.

The current owner also fully utilizes the ranch for a personal ranch quarter horse operation. The owner and his staff provide most of the daily care for the cows and wild horses. They raise the horses for ranch and rodeo use primarily and take advantage of all the great horse improvements on the ranch.



WATER RESOURCES & FARMING

The majority of the water for the ranch comes out of the Belle Fourche River pursuant to the ranch water rights. All of the homes are on Butte-Meade Water.

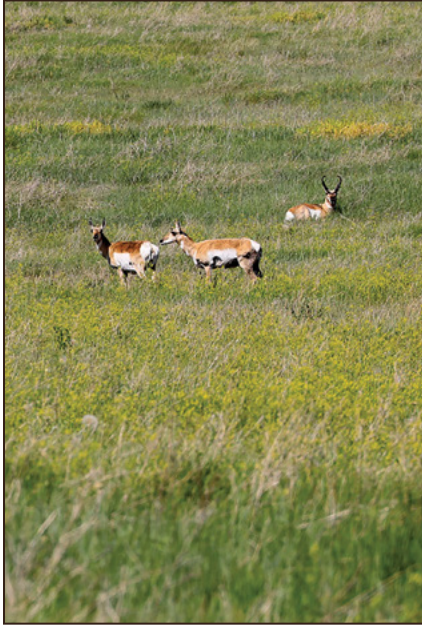
Eight of the pivots on the ranch (all powered by electricity) and pull water from the Belle Fourche River. One of the pivots gets water from Nine Mile Creek. All are powered by electricity. The pivots pump between 500 gallon per minute and 1,400 gallons per minute. They range from 2007 to 2011-year-old Reinke electronics-controlled sprinklers. The crops are mostly alfalfa, but corn and oats are also planted.



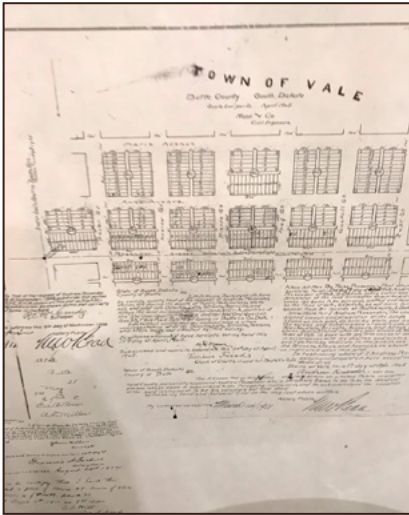
WILDLIFE RESOURCES

The ranch has a variety of wildlife and a rich source of food sources and habitat. The river bottom attracts numerous whitetail deer and wild turkeys. The rolling hills and deep draws located on other parts of the ranch are a perfect habitat for mule deer and pronghorn antelope. Upland bird hunting for grouse is also available on the ranch.

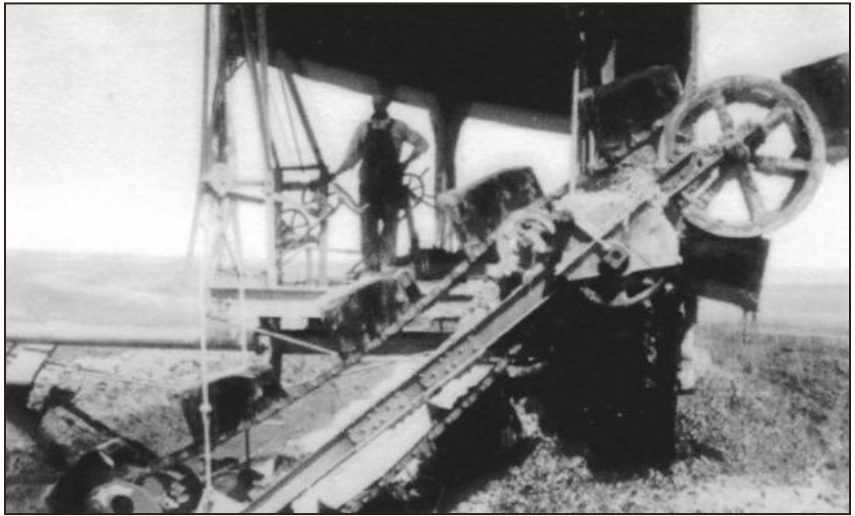
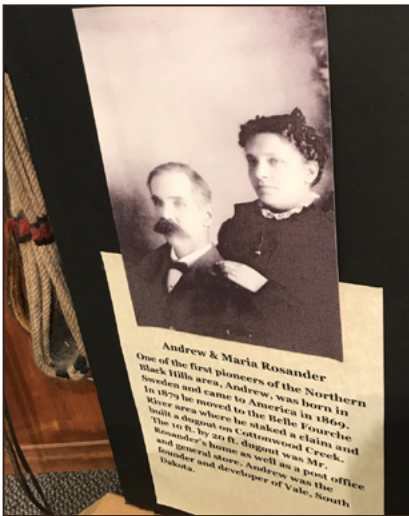
One of the ranch stock dams is stocked with bass and others dams could also be stocked to create more private fishing opportunities.



HISTORY



Vale History: In the late 1870s Swedish Immigrant Andrew Rosander staked a claim on Cottonwood Creek and dug a 10 foot by 20 foot dugout in the side of the riverbank. He then applied for a permit to establish a post office in his dugout, which he also used as a general store which catered to cowboys and ranchers. On March 6, 1883 Andrew applied for and received a land permit and the Town of Vale was founded. In 1885 he built a two-story building. On the ground floor were the living quarters, a general store and the post office. On the second floor there was a lodge with sleeping quarters for travelers, a dance hall and a church. Andrew was also a cattle rancher and thrashed alfalfa for farmers in the area.

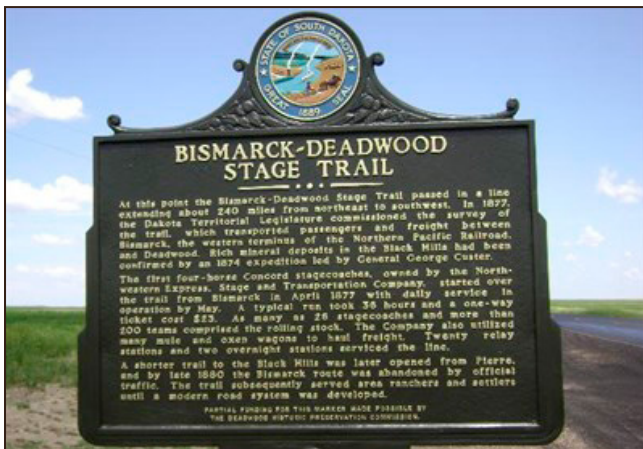


The Bismarck to Deadwood Trail, although a short-lived trail, was a busy one. When gold was discovered in the Black Hills, people needed a short and quick way to the Black Hills and Deadwood. Twelve stages and 150 horses were used on the line at the beginning. Besides the passenger line, there was a freight train employing 150 mule and ox teams. The first stages left Bismarck on April 11, 1877 with a load of sixty-eight passengers. The one-way ticket fare was \$23.00. The regular tri-weekly stage schedule began May 2, 1877. By the middle of June 1877, 26 stages were on the route and 200 teams were engaged in transporting freight to the Black Hills.



The route was fairly safe, but the driver and express messenger were well-armed, and after the stage was held up in July of 1877, outriders were employed to protect the coaches. In the fall of 1877, a Native American attack resulted in some plundering of the mail. Aside from this, little trouble was encountered from the Native Americans. At one time in 1880, the company had 160 stage horses and 23 stagecoaches. Forty drivers and seven messengers handled the stage traffic. The freight line had 240 horses and mules owned by the company and 170 hired horses and mules. It employed 155 men in addition to 17 station men and cooks, eight blacksmiths, two wagon makers, two carpenters, two harness makers, 15 laborers, eight well diggers, five hay crews of 80 men in haying time. Its daily consumption of hay was five tons and 7,200 pounds of grain. It carried 600,000 pieces of freight and 3,000 passengers that year. The Black Hills Gold Rush subsided soon after 1880. The boom days of the gold mines had passed, as had the golden age of the stagecoach.

The Historical Marker for the Post Office of the deserted town of Clathorne is located on the East part of the ranch. The town existed from 1910–1914.



Mato Paha or “Bear Mountain” is the Lakota name given to Bear Butte, which can be seen from many locations on the ranch. This geological formation is one of several intrusions of igneous rock in the Black Hills that formed millions of years ago. From the 4,426-foot summit, you can view four states. The mountain is sacred to many Native American Tribes who come here to hold religious ceremonies. Artifacts dating back 10,000 years have been found near Bear Butte. In more recent times, however, the Cheyenne and Lakota people have maintained a spiritual tie to this mountain. Notable leaders including, Red Cloud, Crazy Horse and Sitting Bull have all visited Bear Butte. These visits culminated with an 1857 gathering of many Native American nations to discuss the advancement of white settlers into the Black Hills.

MINERAL RIGHTS

All mineral rights associated with the ranch and owned by the seller will transfer with the sale.



ADDITIONAL INFORMATION

CONSERVATION EASEMENTS

The ranch is unencumbered from any easements and could be a great candidate for a conservation easement in the future.



BROKER COMMENTS

Bismarck Trail Ranch is truly a unique ranch from the diverse topography to its diverse uses. Strong agriculture production and expansive grazing opportunities are tremendous for this multi-faceted investment asset. Whether you are looking to step into the significant lease revenue stream, the current owner has created or be the owner- operator yourself, this ranch can easily do both. The main improvements are immaculate, very well built, and well maintained. You can clearly see the pride in ownership that the seller has had!

I am very excited about the opportunity to market this tremendous ranch. Not only is the ranch spectacular, but the history of Vale and the surrounding area is very personal to me. The founder of Vale, Andrew Rosander, is my Great-Great-Grandfather.





Click on map above for link to MapRight map of property.

PRICE

\$41,150,000



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Wes Oja](#), [Jerome Chvilicek](#), or [Dan Bergstrom](#) at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Wes Oja](#), [Jerome Chvilicek](#), or [Dan Bergstrom](#) at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Stacy Jackson](#) at (903) 820-8499 is available to describe and discuss these services in detail and welcome your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

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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.

ROBB NELSON of Hall and Hall is the exclusive agent of the Seller.

Bismarck Trail Ranch Vale, South Dakota


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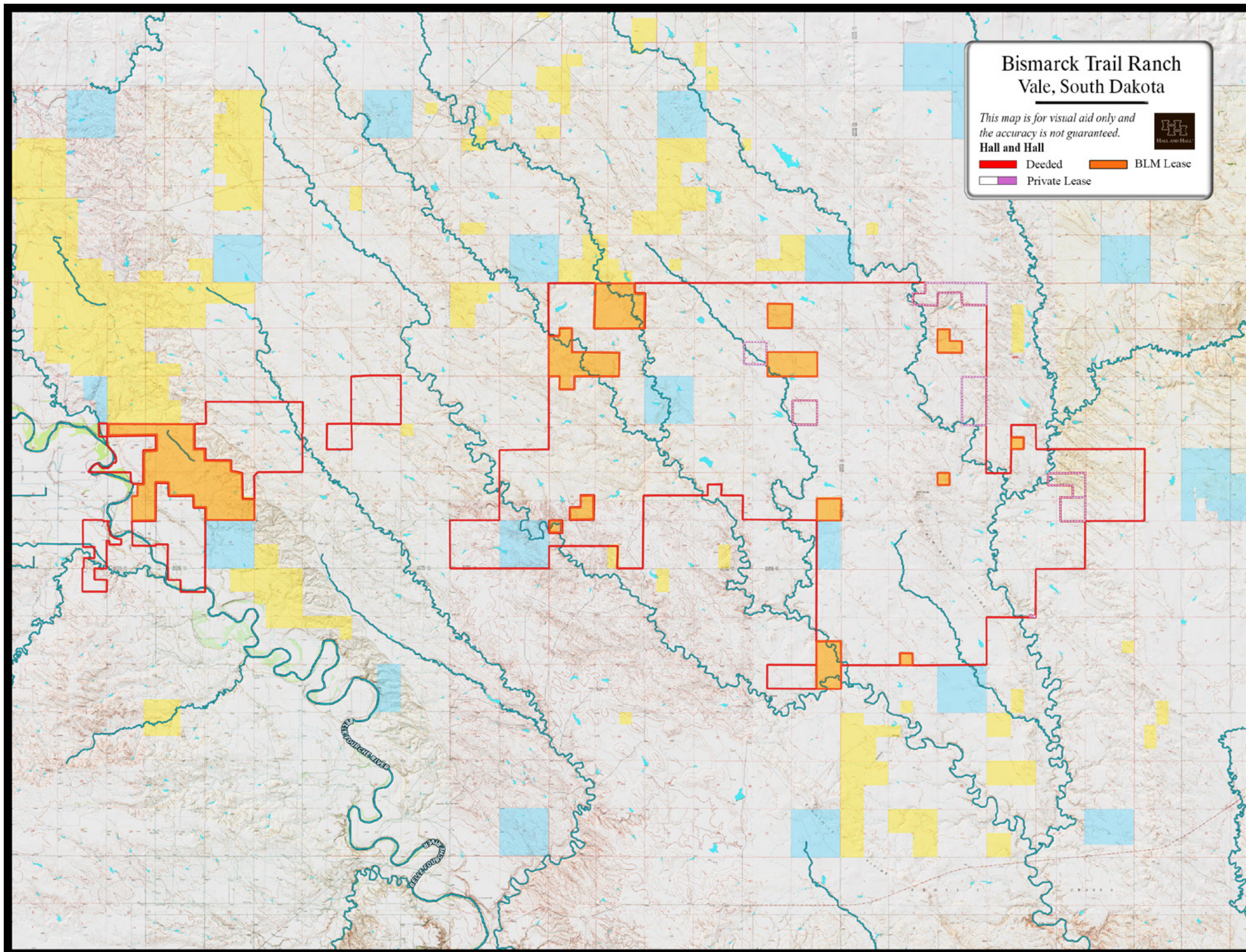
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 Deeded

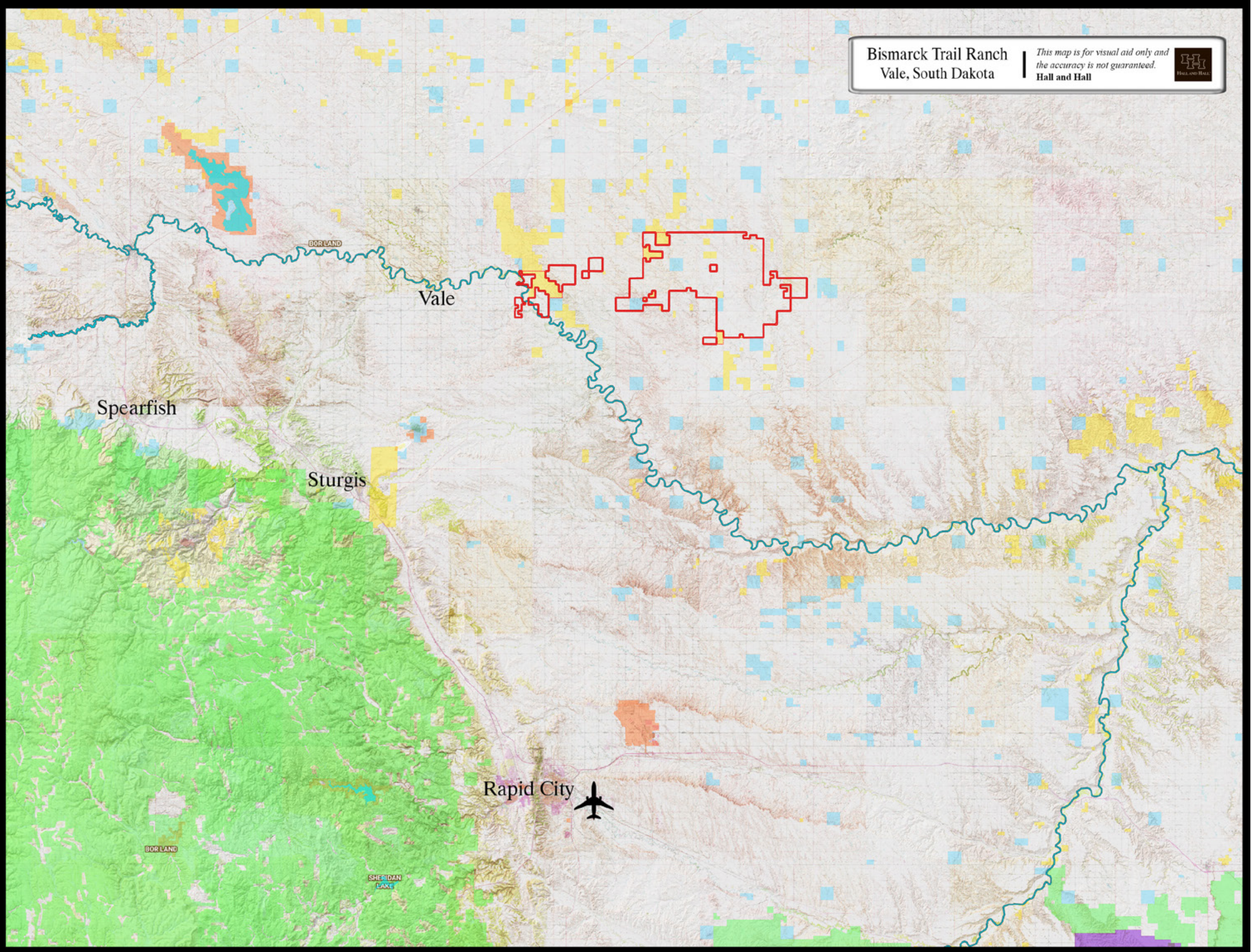
 BLM Lease

 Private Lease



Bismarck Trail Ranch
Vale, South Dakota

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Bismarck Trail Ranch Vale, South Dakota

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- Deeded
- BLM Lease
- Private Lease

