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DAKOTA PARTNERSHIP RANCH | FAIRBURN, SOUTH DAKOTA | \$31,700,000

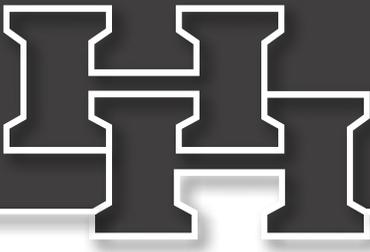


EXECUTIVE SUMMARY

Notably, one of the best grass ranches to hit the market in South Dakota. Formally known as the 777 Bison Ranch, it is a well-blocked, mostly all-deeded offering. Expanding across over 26,000 acres just south of Rapid City and near the Black Hills. The Dakota Partnership Ranch lacks nothing from an operational standpoint and has high-quality yet practical improvements. A first-class owner's residence overlooks the long valley that makes up the heart of the ranch. Additionally, two manager/employee compounds are strategically located at both ends of the ranch, on the west and east. The ranch has been carefully handled and managed holistically, being a recipient of numerous conservation awards. The ranch is a cross-section of well-sodded plains and just enough "Badlands" to give the property a wild feel and be aesthetically pleasing. Currently stocked with 1,800 bison, the ranch is well-fenced, adequately watered, and operated efficiently. Designed and built to handle bison, the ranch should be an easy and smooth transition to a cattle operation if one is inclined. In the center of the ranch is a large, 160-plus acre top reservoir that provides recreation and a potential supply of irrigation water. The ranch is fenced into approximately 20 pastures, with water supplied in the form of natural springs, reservoirs, and developed water tanks supplied by two municipal water lines that run through the ranch. The huge expansion of land and diverse topography hosts a variety of wildlife, including deer, antelope, and plenty of upland birds.



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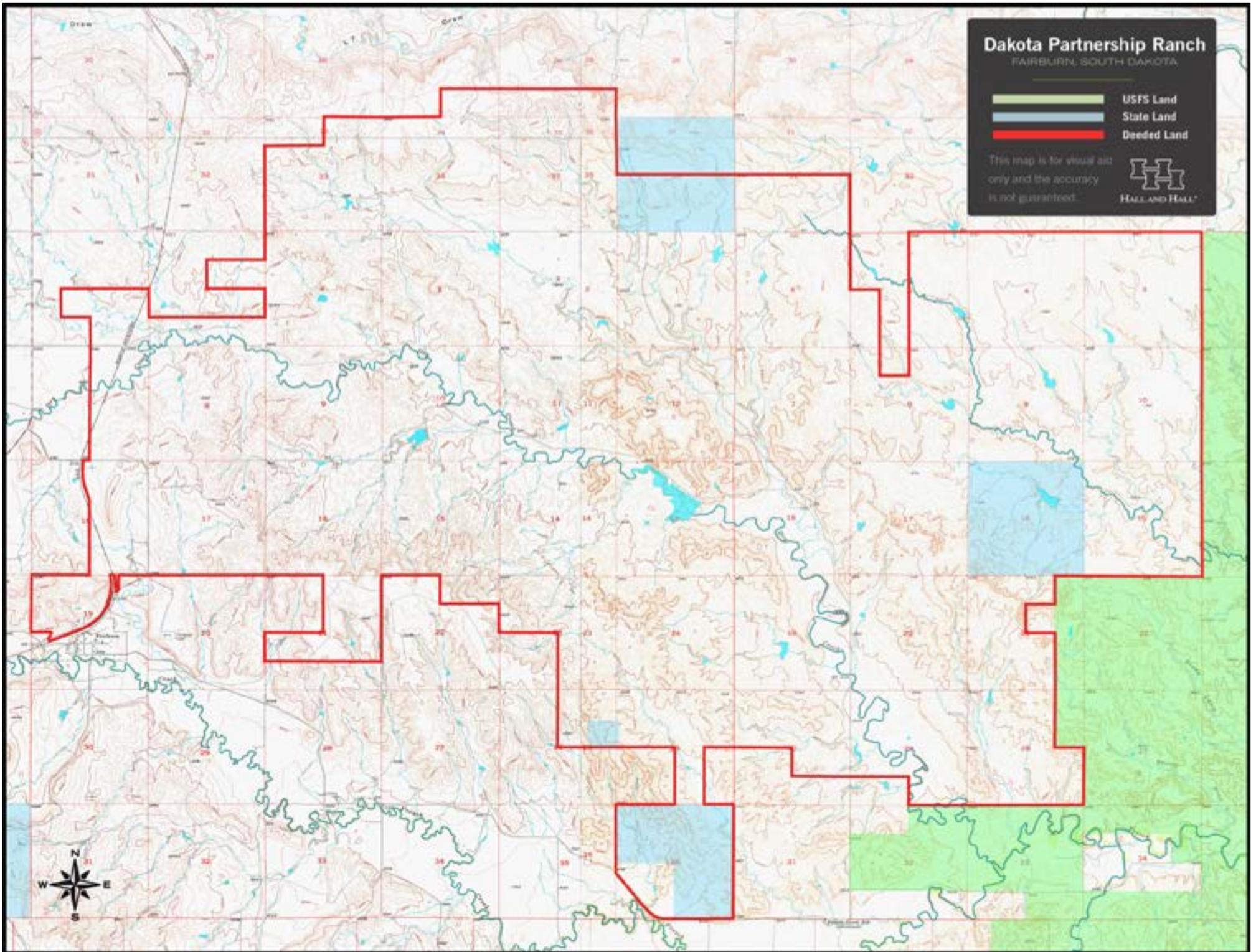


JUST THE FACTS

- Approximately 26,276 total acres, with 25,756± deeded acres and 520± state lease acres.
- 540± acres under appropriated water rights with potential for hay production.
- Over ten miles of Dry Creek run through the heart of the ranch. An intermittent stream provides natural springs and ponds for the length of the ranch.
- Large 160-plus acre top reservoir in the center of the ranch. Provides an ample water source for fishing, boating, and water for irrigation.
- Recipient of lifetime conservation awards from the Audubon Society and Natural Resources Defense Council (NRDC).
- Long sweeping views of Mount Rushmore and the Black Hills.
- 20 plus improved livestock water tanks and over a dozen quality spring-fed reservoirs.
- Good population of mule deer, whitetail, antelope, turkey, waterfowl, and upland birds.
- Exceptional, state-of-the-art pens and corral system with hydraulic chute.
- The ranch is currently stocked with 1,800 bison.
- Three separate homes, strategically placed on both ends of the ranch.
- Beautiful log constructed, owner's residence, privately but centrally located on the ranch, five bedrooms, five baths. Bunk room with four single beds, attached garage, and separate, three-door, six-car garage/heated shop.
- A newer employee home built in 2015 on the west end of the ranch. Equipped with three bedrooms, three baths, and a heated, attached garage.
- Another employee compound, newly remodeled in 2014, with three beds, three baths, a heated garage, shops, barns, and dry storage.
- State-of-the-art pens and corral, with well-functioning tub and hydraulic chute, scales, and loading ramp. Large assortment of pens for holding and feeding livestock.



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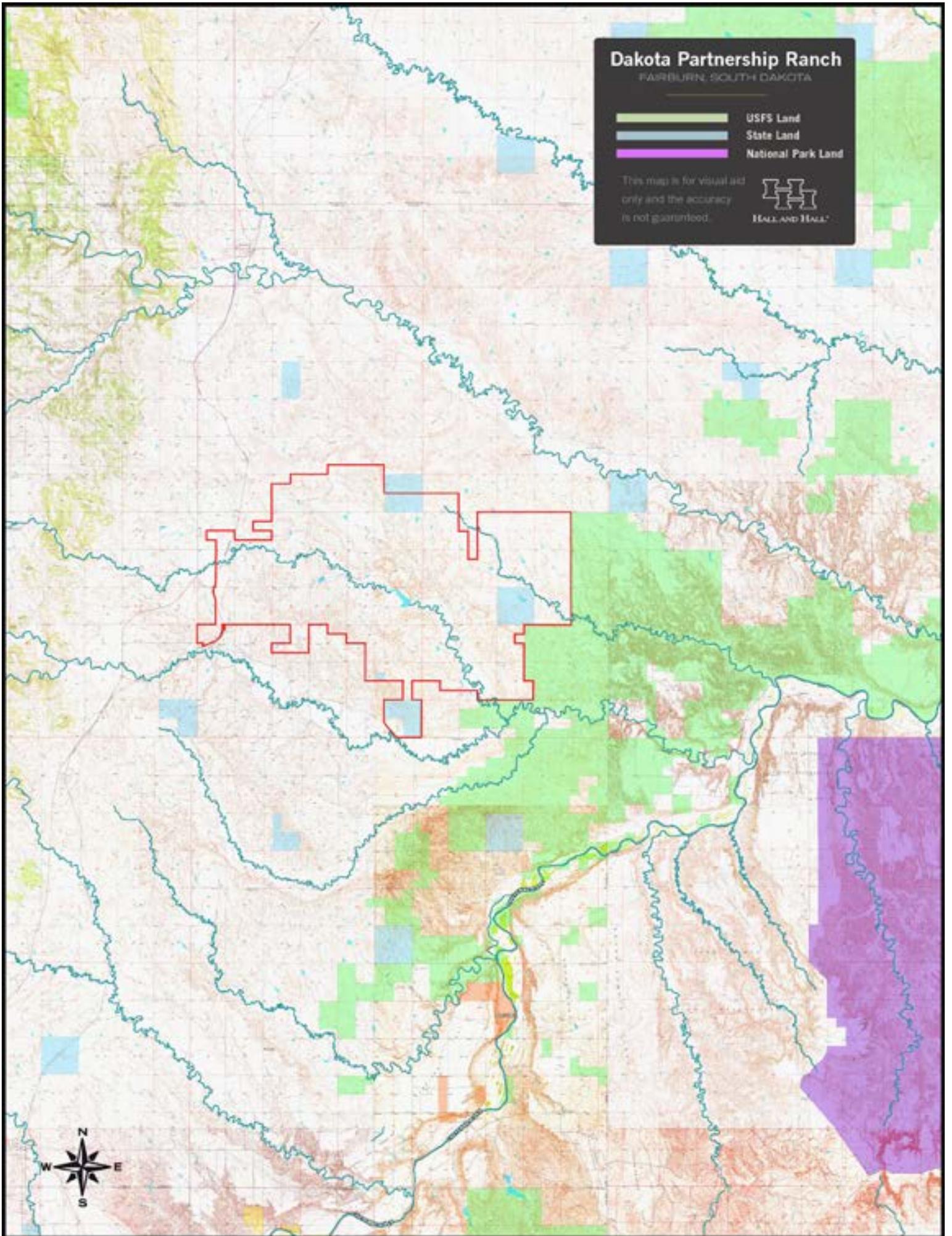


Dakota Partnership Ranch

FAIRBURN, SOUTH DAKOTA

- USFS Land
- State Land
- National Park Land

This map is for visual aid only and the accuracy is not guaranteed.



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FAIRBURN, SOUTH DAKOTA

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