



LEBAR RANCH

*Provo, South Dakota
(Provo County)*

The LeBar Ranch consists of 6,280.86 acres of grazing lands and is located near

Provo, South Dakota approximately 10 miles south of Edgemont, SD. Edgemont is located in the very southwestern corner of the state. The area is primarily comprised of ranch operations of various sizes. The ranch is operated in conjunction with the Trotter-Coal Creek Allotment which is a National Grasslands permit operated by the Forest Service office in Hot Springs, SD. The permit is approximately the same size as the deeded portion of the ranch and allows approximately 1,900 AUM's for the season. The permit could be obtained upon approval of the permit application from the Forest Service.

The LeBar Ranch offers a tremendous opportunity to own a top quality grass ranch priced at the money. The ranch could be run as a cow/calf operation and it would also be outstanding grass cattle

operation. This solid grass ranch with good water characteristics combined with the favorable National Grasslands permit (\$1.35 / AUM) adds up to a package that makes lots of cents.

Offered for \$1,950,000

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LOCATION

Geographically located on the western side of the Black Hills, Sundance Ranch is located approximately 10 miles south of Sundance, Wyoming on State Highway 585. The ranch is also accessible from State Highway 116. The ranch address is 1717 State Hwy. 585, Sundance, WY 82729.

Sundance, Wyoming is accessible by Interstate 90 and commercial air service is available from Gillette, Wyoming and Rapid City, South Dakota.

ACREAGE

The ranch consists of the following acreages:

Deeded:	9,754.86*	
State of Wyoming lease	440**	
National Forest permit	6,446**	
BLM		80**
Total		16,720

* per Crook County Assessor Records

** approximate

Sundance Ranch sports a variety of land types which include cultivated cropland, open rolling grasslands, cottonwood creek bottoms, rough hills with steep ravines and upland timber covered rangeland. These varied land types allow for top quality grass and livestock feed production and excellent habitat for the variety of wildlife.

The Black Hills National Forest grazing permit allows 100 cow/calf pairs from June 11th to October 15th. The cost is \$1.35 per AUM or \$598.05 per year.

The cost for the State of Wyoming lease #2-3934 for 118 AUM's is \$572.30 per year for 2010. The lease runs through 2014.

IMPROVEMENTS

In addition to the brick owner's home, the ranch boasts an excellent set of working corrals and facilities including long alleys with sorting and gathering pens, an indoor processing alley and hydraulic squeeze chute, electronic digital scales and load-out chute which allow easy movement of cattle to and from the ranch. This headquarter site also includes a shop and a 35' x 100' building suitable for a training barn.

Other improvements include a foreman's house along with garage, barn and corrals and an older residence. A third improvement site includes an old two story house which was once used as a stage stop.

Other improvements include pasture fences, water improvements and ranch roads.

OPERATIONS

The ranch is operated by bringing in pasture cattle on a rental basis. Historically, the ranch operated as a 500 animal unit operation. The ranch has 18 pastures on deeded land. The Black Hills forest permit consists of two pastures.

Nearly every pasture has live water from creeks or springs and additional water improvements include four wells, eight tanks along with numerous earthen reservoirs.

The ranch has 600 acres of growing wheat which could continue annually or the acreage could be seeded to an alfalfa/grass hay mixture for use with a year round operation or to be sold as a cash crop.

The ranch benefits from a variety of income sources from pasture lease income, farmland crop share income and hunting fees. Hunting is a sustainable income source for the ranch. A valuable gravel production site is available on the ranch.

WILDLIFE AND RECREATION

The ranch abounds with elk, whitetail and mule deer, antelope, and wild turkeys and qualifies for landowner licenses for all species. Non-residents can obtain landowner licenses in Wyoming.

COMMUNITY AND AREA INFORMATION

Sundance, Wyoming is named after the Sun Dance ceremony practiced by several North American Indian Tribes. In 1888, Harry Longabaugh received his nickname "Sundance Kid" after spending a jail term there for horse theft. The 1969 movie, Butch Cassidy and the Sundance Kid, marked the history of this little known town.

The population of Sundance is 1,161 while the population of Crook County, WY is 5,887. The elevation of Sundance is 4,738 feet. In 2000, Sundance had a median family income of \$50,598 and is one of the richer towns in Wyoming. A large stable middle class is one of the strengths of the town. The people of the town can point with pride to the large number of college graduates in the town. Of the housing in Sundance, approximately 77% is occupied by their owners.

North Eastern Wyoming is home to Devils Tower, Americas first National Monument, Keyhole Reservoir, Black Hills National Forest and several area golf courses. Recreation opportunities include hunting, fishing, water sports, camping, hiking, rock climbing, golfing, snowmobiling, as well as entertainment opportunities in the Black Hills of South Dakota.

Additional sightseeing attractions in the Black Hills area include Spearfish Canyon, Historic Deadwood, Legendary Sturgis, Crazy Horse Memorial, Custer State Park, Black Hills playhouse and Mount Rushmore.

Rainfall in the area averages 9" while snowfall averages 77" per year. Average annual precipitation varies from 18 to 20 inches. Average January temperatures hold near 20°F while July's temperatures will average around 72°F.

SUMMARY

The Sundance Ranch offers a functional, trophy quality, multi-use ranch holding that has not ever been offered for sale to the public for over 100 years. The desirability of this ranch is created by the multitude of factors it represents; agricultural and recreation elements, mineral component, wildlife component, economic stability, scenic landscape with a variety of area attractions, historical notation, quality and diversity of lands, improvement utility, and a superb location. These factors are important in considering the vast inventory of property for sale in today's market. The asking price is in line with comparable sales. We are pleased to represent the sale of this fine ranch property.

The annual real estate taxes are estimated at \$7,300 per year for 2009.