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

Proudly Presents

616 RIO DRIVE

Spearfish, Lawrence County, South Dakota

Nearly 38± acres on historic Spearfish Creek.

LOCATION & ACCESS

616 Rio Drive is located in the northern Black Hills and north of Spearfish, South Dakota. This property is easily accessible year-round with access off of US Highway 85.

Several towns and cities in proximity to the property include:

○ Spearfish, South Dakota (population 10,494)	2 miles south
○ Belle Fourche, South Dakota (population 5,553)	11 miles north
○ Deadwood, South Dakota (population 1,304)	17 miles southeast
○ Sturgis, South Dakota (population 6,908)	22 miles southeast
○ Rapid City, South Dakota (population 74,421)	50 miles southeast

SIZE & DESCRIPTION

37.97± Deeded Acres

Rarely does an opportunity arise to own nearly 38± acres on the highly coveted waters of Spearfish Creek. Combining a beautifully maintained custom home, year-round live water, abundant wildlife, exceptional privacy, and future development potential, 616 Rio Drive represents one of the most unique offerings to reach the Spearfish market in recent years.

Privately tucked behind a custom overhead entrance and accessed by paved roads, this remarkable estate has been owned and meticulously cared for by the same family for more than 30 years. Situated just minutes from Spearfish, the property offers the perfect balance of convenience, seclusion, and natural beauty.

The crown jewel of the property is Spearfish Creek itself. Unlike many creek-front properties, the creek flows directly through the acreage, creating a private sanctuary of flowing water, mature trees, abundant wildlife, and unmatched tranquility. Fish, ducks, whitetail deer, and countless other species thrive along the creek corridor, creating a setting that feels worlds away while remaining only ten minutes from downtown Spearfish.

IMPROVEMENTS

The beautifully constructed 4,840-square-foot residence was thoughtfully designed to maximize both comfort and the spectacular surroundings. Featuring 5 bedrooms and 4 bathrooms (with 4 of the bedrooms having walk in closets), the home offers generous living spaces, open beam construction, and timeless craftsmanship throughout. Granite countertop islands anchor the kitchen and gathering areas, while two jetted tubs provide luxurious comfort after a day spent enjoying the Black Hills.

Large windows frame stunning views of the surrounding landscape, bringing the beauty of the outdoors into every season. The home's full walkout basement creates a seamless transition between indoor and outdoor living. An expansive deck overlooks the creek and backyard from the main level, while a massive lower-level patio provides the perfect space for entertaining family and friends or simply enjoying the peaceful sounds of flowing water.

There is income potential with the fully finished walkout basement adds tremendous versatility and value to the property. Complete with a full kitchen, laundry rooms, spacious living area, and direct patio access, the lower level is ideal for:

- Multigenerational living
- Extended family accommodations
- Private guest quarters
- Executive retreat space
- Long-term rental opportunities
- High-end Airbnb or vacation rental use

With its year-round creek frontage, abundant wildlife, Black Hills views, and close proximity to Spearfish, the property offers many of the amenities sought by luxury vacation rental guests. Additional accommodations include a detached two car garage, ample parking for numerous vehicles, and a 30-amp and a 50-amp RV sites with access to septic system.

Whether you're seeking the ultimate retirement retreat or the perfect place to raise a family, 616 Rio Drive offers a lifestyle that is increasingly difficult to find. You will appreciate the privacy, peaceful creek setting, wildlife viewing, and easy access to the amenities of Spearfish while benefiting from the property being zoned agriculture. Imagine enjoying your morning coffee overlooking the creek, watching deer move through the willows, and ending each day with the sounds of flowing water just outside your door.

You will discover a property where lasting memories are made. Nearly 38± acres provide room to explore, fish, observe wildlife, and enjoy the outdoors right from home. The property welcomes horses and other farm animals with pasture grazing opportunity. The spacious residence offers room for gatherings, holidays, and multiple generations to enjoy together. This is more than a home—it's a place where memories are created and shared for generations.

Main Floor

Fully Finished Walkout Basement

UTILITIES

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

MINERAL RIGHTS

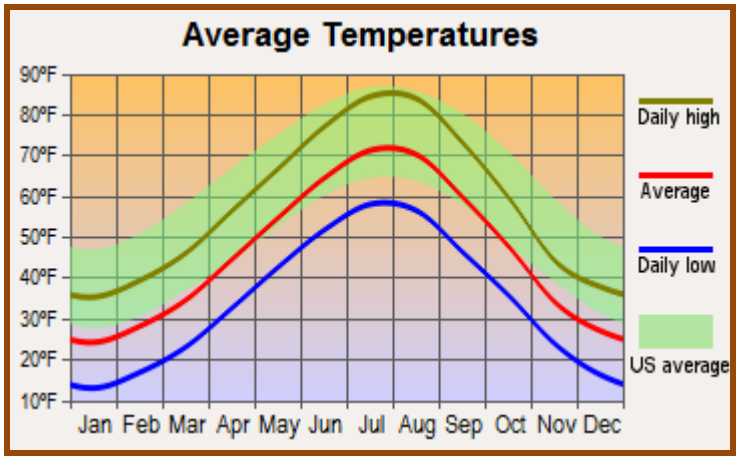
All mineral rights associated with the 616 Rio Drive owned by the Sellers, if any, will transfer to the Buyer at closing.

REAL ESTATE TAXES

The real estate taxes for 616 Rio Drive are approximately $9,457 per year.

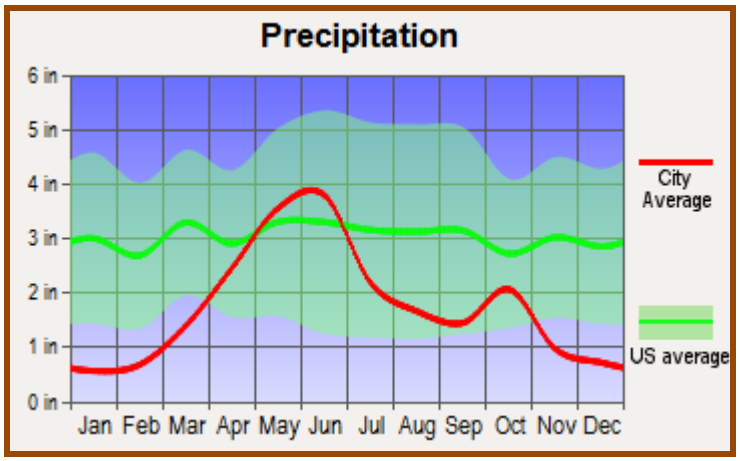
CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Spearfish, South Dakota area is approximately 21.39 inches including 70.5 inches of snowfall. The average high temperature in January is 36 degrees, while the low is 16 degrees. The average high temperate in July is 84 degrees, while the low is 58 degrees. The charts to the right are courtesy of www.city-data.com.



COMMUNITY AMMENITIES

Spearfish, South Dakota is considered one of the safest and most livable cities in the United States. It combines a small-town feel with access to educational, cultural, and outdoor amenities. The city also supports local breweries, wine bars, and community events, making it a vibrant destination for both residents and visitors. Spearfish offers a blend of natural beauty, historical significance, recreational opportunities, and cultural richness, making it a notable destination in the Black Hills region. For more information visit Spearfish Chamber of Commerce.



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

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

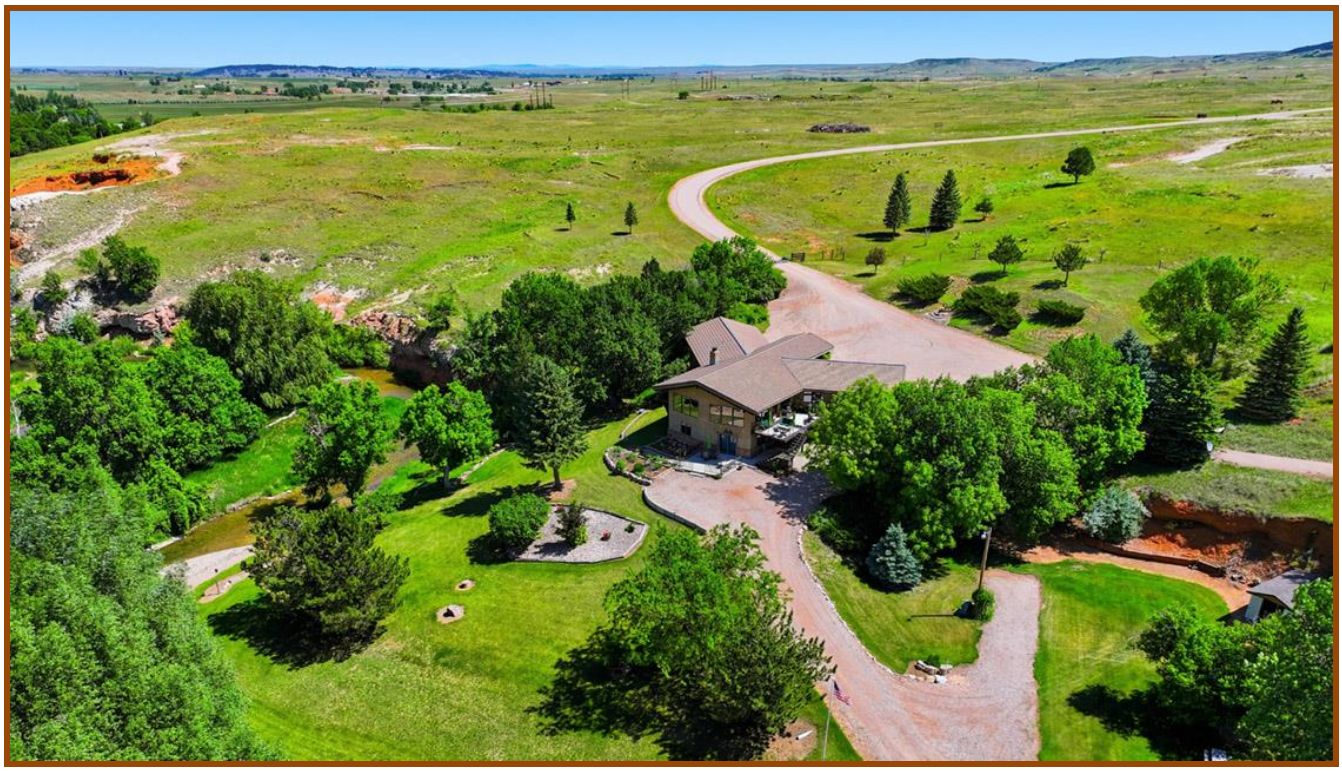
- Hard Surface Runway is 75' X 6,401'
- Field Elevation 3,933'
- GPS NDB Approaches
- Fuel Available: AVGAS JET

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*.

OFFERING PRICE

$2,799,000

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 $50,000 (fifty 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

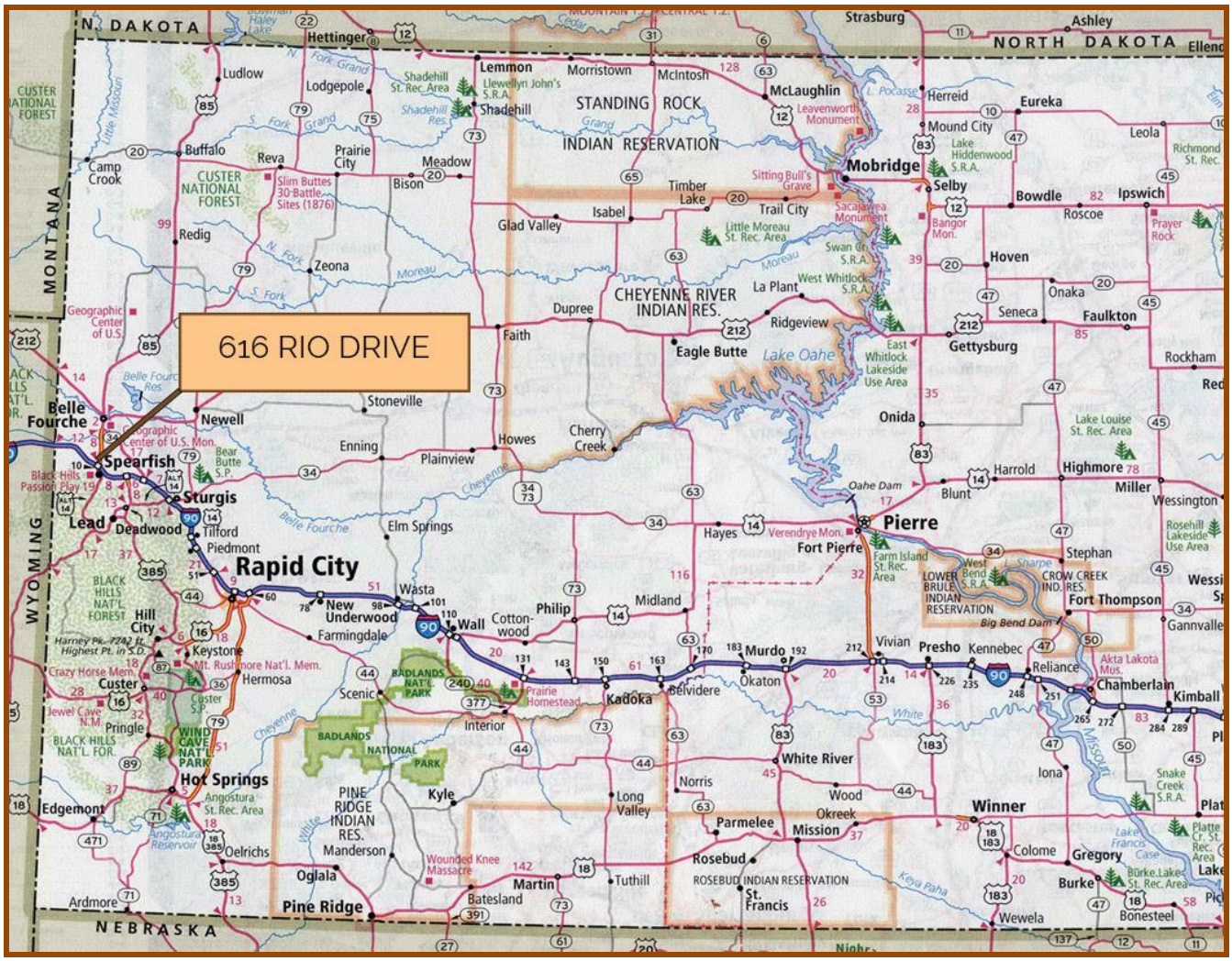
The seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the deeded property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

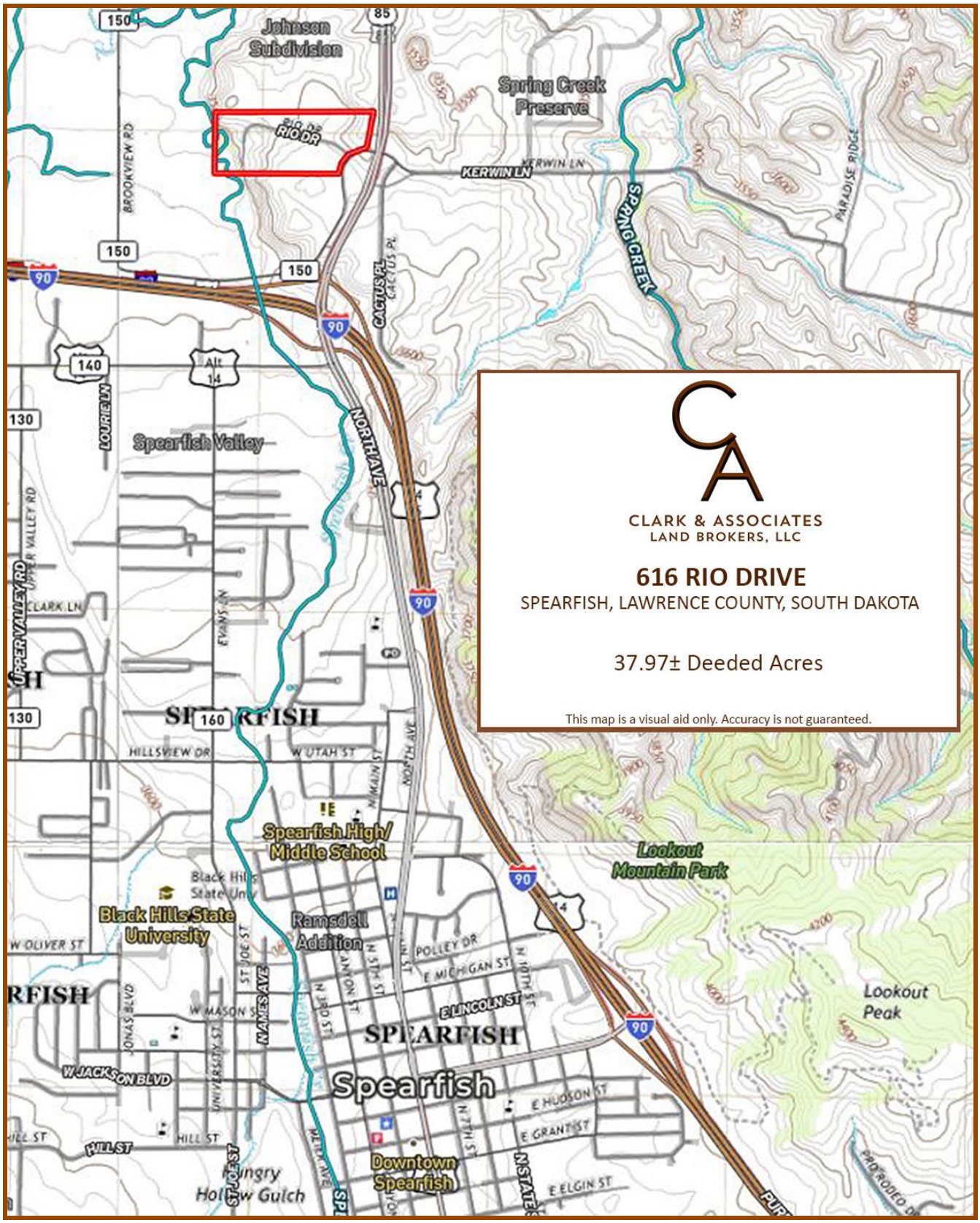
STATE LOCATION MAP



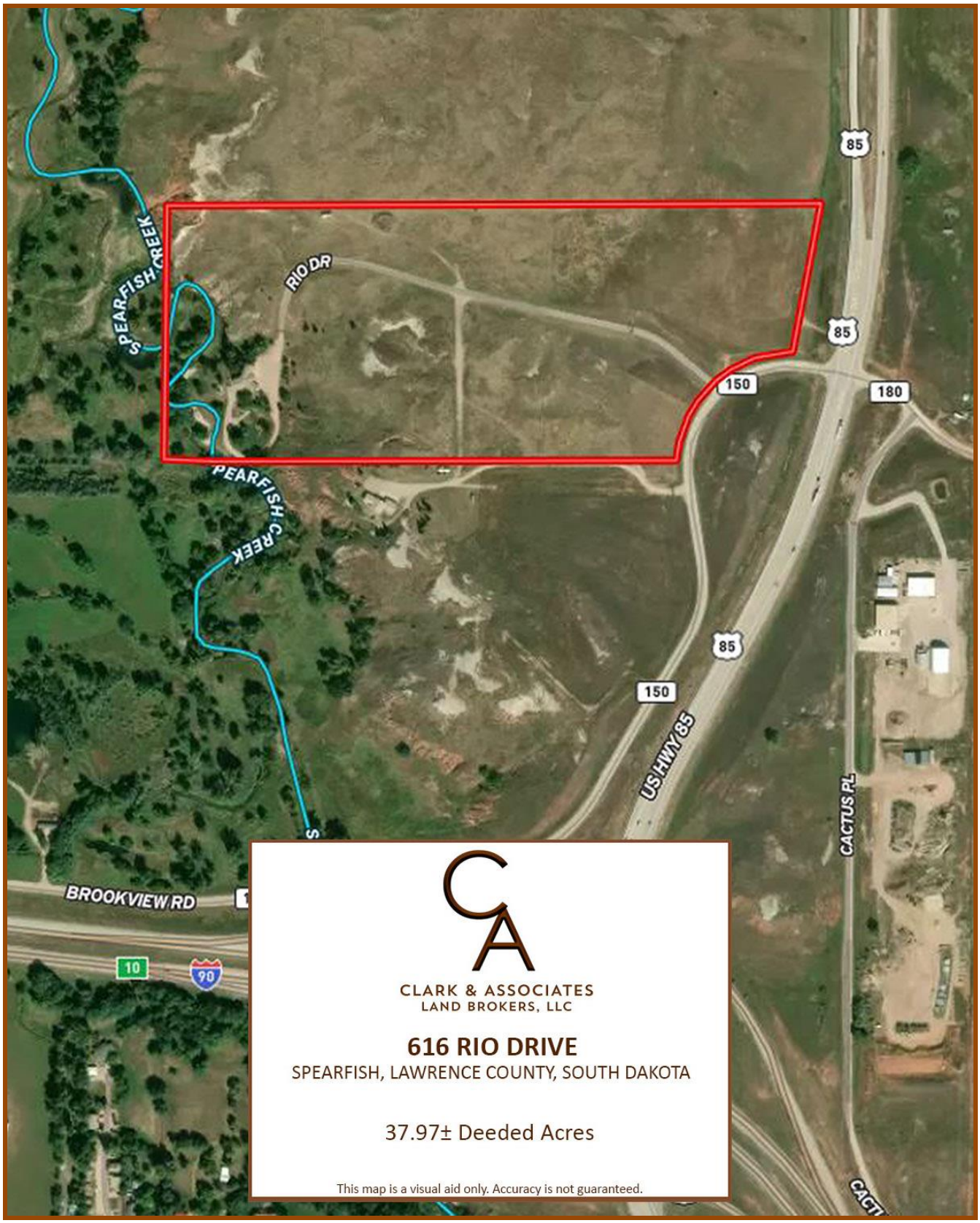
NOTES

The Bunkhouse sign, barnwood shutters and other barnwood will be retained by the sellers. The fireplace screen on the main level will be retained by the sellers.

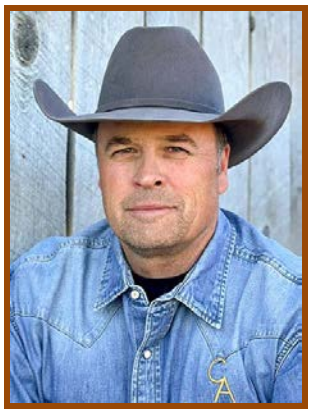
616 RIO DRIVE TOPO MAP



616 RIO DRIVE ORTHO MAP



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



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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