



FOR SALE

A PIECE OF WYOMING HISTORY!



WESTERN PROPERTIES, INC. PRESENTS

Sand Creek Trading Post

Whether tourists need to stop and pick up some souvenirs for the kids, top off your tank or stop for a drink and dinner, the Sand Creek Trading Post in Beulah is a great place for people to stop. This is a year-round business plus a great Sturgis Motorcycle Rally location. Remember, Beulah has the country's lowest gas tax, which brings motorists to wait and fill up at the Trading Post.

This offering includes a business, land, building, mobile home and a large shop. An on/off liquor license and rental income are also included. This outstanding and profitable business opportunity had gross sales of over \$1.5 million dollars in 2007. Qualified buyers call for more financial information.

Possible Options for Purchase

- ***Buy it all for \$489,000!***
OR

Inspect the property and discuss options available with the Seller. Owner financing may be available to qualified buyers.



304 Cleveland, PO Box 766, Sundance, WY 82729 888-283-1901

About Beulah, Wyoming

The size of this tiny Wyoming town--population thirty-three!--is misleading. There is plenty to do here, from shopping at the Sand Creek Trading Post to visiting the Vore Buffalo Jump site, a local archaeological treasure. Be sure to visit Ranch A while you're here. And of course, Beulah is involved in motorcycle burnouts and other fun events during the annual Sturgis rally. (Beulah is located just minutes from Sturgis on "the loop.")

Experience fly fishing on beautiful Sand Creek, located in downtown Beulah. Whitetail, mule deer, elk and turkey roam all of the surroundings and provide a robust time during hunting seasons at the Sand Creek Trading Post.

With the many amenities in this beautiful area, the single most important aspect of ownership of Wyoming property and the Sand Creek Trading Post is:

WYOMING IS AMERICA'S MOST TAX FRIENDLY STATE.

A Rare Opportunity

Steeped in Old West tradition, this unique commercial offering in the majestic Black Hills of Wyoming, is truly a once in a lifetime opportunity. Sand Creek Trading Post is conveniently located off of Interstate 90 (at Beulah, WY) and ideally situated near two distinct National Monuments, Devil's Tower and Mount Rushmore. Explore all the possibilities that this property has to offer.

From Sand Creek Trading Post:

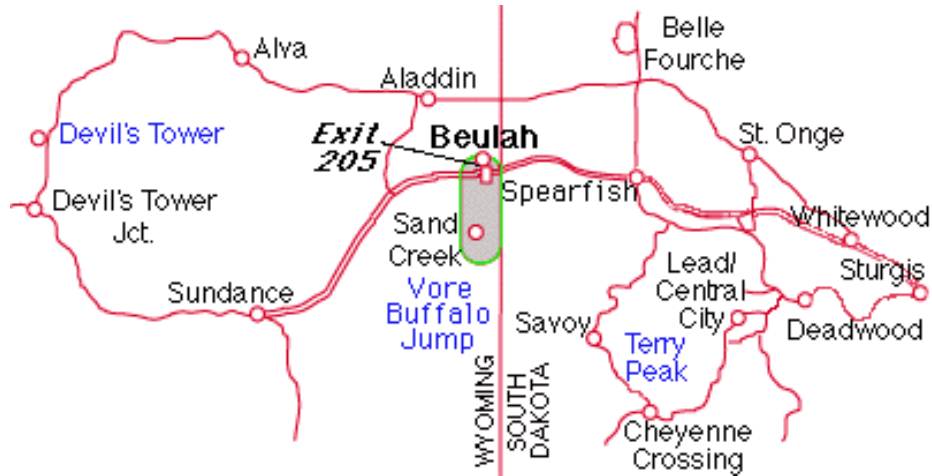
Devil's Tower.....	44 miles	Deadwood, SD.....	23 miles
Mount Rushmore.....	80 miles	Spearfish, SD.....	12 miles
Gillette, WY.....	73 miles	Rapid City, SD.....	57 miles
Sundance, WY.....	18 miles	Yellowstone Nat.Park...	380 miles



Come experience life in the Black Hills of Crook County, Wyoming. So Load up your wagon and become the owner of a well-established business!



Sand Creek Trading Post Location



Sand Creek Trading Property Layout



NOTICE

All information has been obtained from sources deemed to be reliable by Western Property, Inc.; however the accuracy and completeness of this information is not guaranteed or warranted by Western Properties, Inc. or the Seller. Prospective buyers are chargeable with making and expected to conduct their own independent investigation of the information contained herein. This offering is subject to errors, omissions, prior sale, price change, correction, or withdrawal from the market without notice. The Seller reserves the right to accept or reject any and all offers without liability to any buyer or cooperating broker. Western Properties, Inc. recommends that every item of interest to the purchaser (i.e. structural integrity, water laws, mineral laws, easement, zoning, use regulations, state, federal and private permits) be independently verified by the purchaser's attorney. Inspect to the extent deemed necessary.