

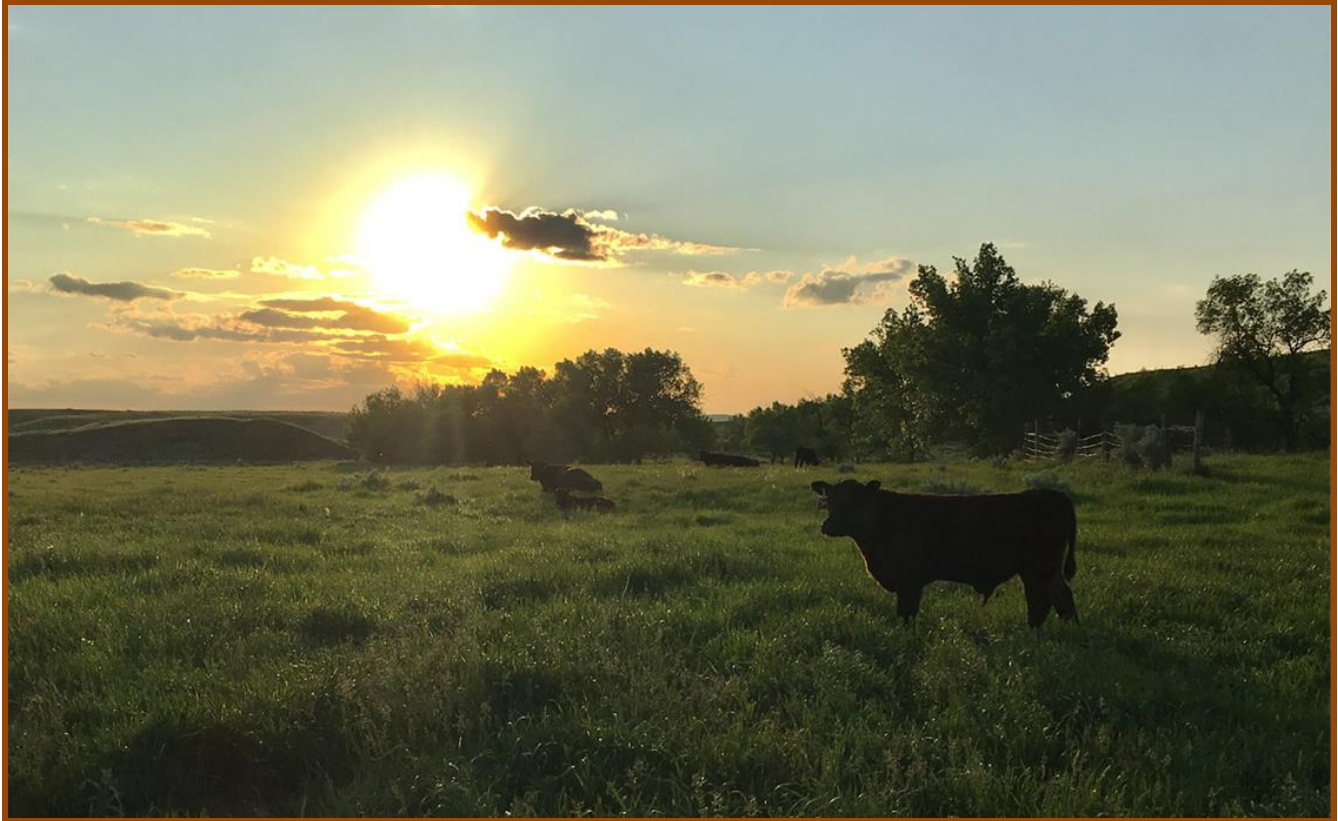
Clark & Associates Land Brokers, LLC

736 South Main Street • P. O. Box 47 • Lusk, WY 82225 • Office: (307) 334-2025 • Fax: (307) 334-0901

Presents

SPRING CREEK RANCH

Rhame, Bowman County, North Dakota



Listing Price: \$4,975,000

Size: 6,864± Total Acres

Location: Bowman County, North Dakota

Taxes 2019: TBD

Property Features: Located on the edge of the famous North Dakota Badlands in the Cedar Hills area, the Spring Creek Ranch is a solid, year-round cow/calf operation. Comprised of 6,864± total contiguous acres, this well-watered, hard grass ranch produces heavy calf weights each year. The ranch is owner-rated at 350 head year-round on a combination of 5,864± deeded, 760± State of North Dakota lease and 120± BLM lease acres. Deep, tree and brush-filled draws along with the badlands breaks provide amazing winter protection for the cattle as well as perfect habitat for the flourishing wildlife found on the ranch. Developed water wells, pipelines and reservoirs produce abundant, year-round water locations across the entire ranch. The well-maintained improvements include a beautiful three bedroom, three bath home; an older home converted into an employee/bunkhouse building; shop; cattle barns and three sets of corrals. The ranch is easily accessible year-round from well-maintained county roads and is close to larger communities that offer many retail, banking and healthcare options.

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

Denver Gilbert –Associate Broker, REALTOR®

Mobile: (406) 697-3961

E-mail: denver@clarklandbrokers.com

Licensed in WY, SD, ND & MT

Cory Clark –Broker/Owner, REALTOR®

Cell: 307-351-9556

E-mail: clark@clarklandbrokers.com

Licensed in WY, CO, NE, MT, ND & SD

Notice to Buyers: North 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.**

AGENCY DISCLOSURE TO BUYER CUSTOMER

Before Clark & Associates Land Brokers, LLC (“Firm”) begins to assist you in finding and purchasing a property, we must disclose to you that Broker will be representing the seller in the transaction.

Broker will disclose to you all material facts about the property of which Broker is aware, that could adversely and significantly affect your use or enjoyment of the property. Broker will also assist you with the mechanics of the transaction.

When it comes to the price and terms of an offer, Broker will ask you to make the decision as to how much to offer for any property and upon what terms and conditions. Broker can explain your options to you, but the ultimate decision is yours. Broker will attempt to show you properties in the price range and category you desire so that you will have information on which to base your decision.

Broker will present to the seller any written offer that you ask Broker to present. Broker asks you to keep to yourself any information about the price or terms of your offer, or your motivation for making an offer, that you do not want the seller to know. Broker would be required, as the seller’s agent, to disclose this information to the seller. You should carefully consider sharing any information with Broker that you do not want disclosed to the seller.

Customer

Broker

Customer

By: _____
Salesperson

Dated: _____

Approved by the ND Real Estate Commission