

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

JOHNSTON RANCH *Grassy Butte, McKenzie County, North Dakota*



Price Reduced: \$2,500,000

Location: Grassy Butte, ND

Address: 12922 6th Street
NW

Zoning: Agriculture

Size: 1,588.14± deeded acres

Real Estate Taxes: approximately \$1,788 per year

The Johnston Ranch is an impressive Badlands Ranch located in western North Dakota in the heart of cattle country. Typical of the area, this ranch offers the hard grass and abundant water that make for heavy weaning weights on calves. With over 700 acres of feed base and impressive natural protection, it is well qualified as a great year-round cow/calf operation. Currently, the ranch consists of 1,588.14± deeded acres and a 200 head inventory permit in the McKenzie Grazing Association. The ranch has a great set of improvements at the headquarters and easy access off of US Highway 85, just north of Grassy Butte, North Dakota. The improvements include a nice, 1,800 sq. ft., three bedroom, 2-1/2 bath home with an attached two car garage; 40' x 90' steel frame equipment shop; 24' x 30' work shop with concrete floor and heat; and two older livestock barns with corrals. Rural water, wells, springs and year-round live water creeks provide ample water for the cattle throughout the year. As with most ranches in the area, the Johnston Ranch has whitetail and mule deer, antelope, elk, upland birds, and coyotes for the wildlife enthusiasts.

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

Denver Gilbert – Associate Broker, REALTOR®

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Licensed in WY, SD, MT & ND

Cory Clark - Broker, REALTOR®

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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