



**CLARK & ASSOCIATES  
LAND BROKERS, LLC**

*Specializing in Farm, Ranch, Recreational & Auction Properties*

*Proudly Presents*



# ***WHITETAIL CREEK RANCH***

*Fairfield, Billings County, North Dakota*

## LOCATION & ACCESS

The Whitetail Creek Ranch is located approximately 9.4 miles west of Fairfield, North Dakota, and lies at the edge of the world-famous Badlands of North Dakota. The ranch has easy year-round access via a graveled, county road. To reach the ranch from Fairfield, travel north approximately .8 miles on US Highway 85; turn west on 15th Street SW, and travel approximately 5.9 miles; bear right toward 134<sup>th</sup> Avenue SW, traveling south to 16<sup>th</sup> Street SW; turn right and travel west for approximately one mile where 16<sup>th</sup> Street SW changes into 135<sup>th</sup> Avenue SW, traveling north for approximately one mile. The private driveway to the ranch headquarters is on the left.

Approximate mileage to cities and towns located close to the ranch are as follows:

Fairfield, North Dakota	9 miles east
Medora, North Dakota (population 132)	47 miles southwest
Dickinson, North Dakota (population 17,787)	49 miles southeast
Watford City, North Dakota (population 1,744)	53 miles north
Williston, North Dakota (population 14,716)	99 miles north
Sidney, Montana (population 5,191)	108 miles northwest
Glendive, Montana (population 4,935)	109 miles southwest
Bismarck, North Dakota (population 61,272)	146 miles east
Billings, Montana (population 104,170)	330 miles west



## SIZE & DESCRIPTION

The Whitetail Creek Ranch consists of 3,680± deeded acres, 640± North Dakota Department of Trust Lands lease acres, and 7,000± federal lease acres through Medora Grazing Association permits for a total of 11,320± acres. Approximately 700 of the deeded acres are used as a feed base to produce hay for winter feed for the cattle.

The ranch comprised of flat and productive hay ground, rolling grassland, and rugged Badlands. Deep, tree and brush filled draws provide amazing winter protection for the cattle and a perfect habitat for the flourishing wildlife found on the ranch..

Developed springs, wells, pipelines, and reservoirs produce abundant, year round water across the entire property.



## LEASE INFORMATION

There are 640± acres of North Dakota Department of Trust Lands lease which are associated with the Whitetail Creek Ranch. For more information about grazing and agricultural leases associated with the North Dakota Department of Trust Lands and Surface Management Division, please visit their website at <https://land.nd.gov/surface/>. You may also call the Surface Management Division at (701) 328-1917

Currently, the owners maintain a lease in the Medora Grazing Association allowing 3,240 AUMs for eight months of grazing. The cost of the lease is approximately \$3.41 per AUM or \$11,048.40 per year.



### CARRYING CAPACITY / RANCH OPERATIONS

Using a combination of deeded and State lease land along with the Medora Grazing Association leases, the ranch is owner-rated as a year-round, 425 head cow/calf operation. The cows typically calve in the spring, starting in mid to late March and the owners keep the cows on pasture during calving season.

After the calves are branded, most of the cattle are trailed to the grazing permit for the summer and fall season. Calves are weaned and sold in late October and the cows are moved back closer to the headquarters for the winter. *Note: Carrying capacity can vary due to weather conditions and management practices. Interested parties should conduct their own analysis.*

### REAL ESTATE TAXES

According to the Billings County Assessor's office, the real estate taxes on the Whitetail Creek Ranch are approximately \$2,939 per year.

### MINERAL RIGHTS

NO mineral rights will transfer with the sale of the property.



### IMPROVEMENTS

The well maintained improvements include a beautiful three bedroom, two bath home on a walk-out basement with an attached two-car garage and 24'x 36' detached garage.

Outbuildings on the ranch include the following:

- 40' x 80' metal Quonset for machinery with concrete floor
- 30' x 40' horse barn
- 40' x 60' pole barn calving shed
- 40' x 80' Quonset for calving
- 24' x 48' calving barn
- Three sets of working corrals



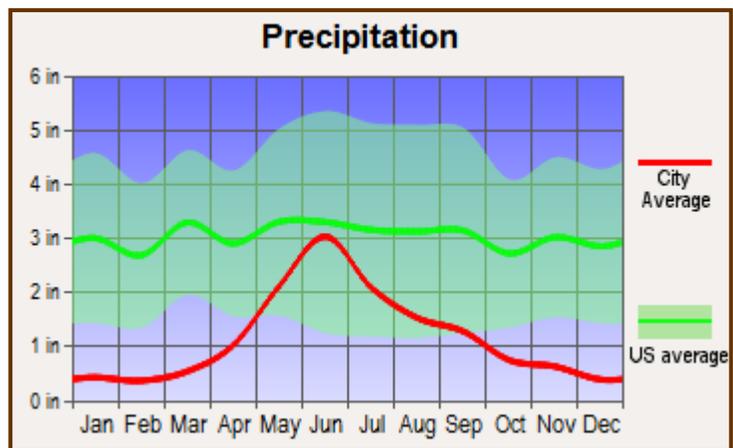
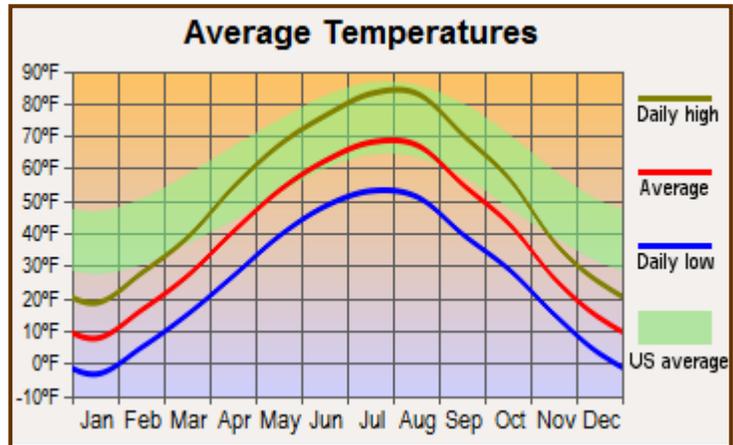


## CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Fairfield, North Dakota area is approximately 14.97 inches including 33.6 inches of snow fall. The average high temperature in January is 25 degrees, while the low is 5 degrees. The average high temperature in July is 85 degrees, while the low is 58 degrees. The charts to the right are courtesy of [www.city-data.com](http://www.city-data.com).

## STATE OF NORTH DAKOTA

According to Michael B. Sauter, Alexander E. M. Hess, Samuel Weigley, and Ashley C. Allen of 24/7 Wall Street, for the first time, North Dakota ranks as the best run state in the country. In recent years, North Dakota's oil boom has transformed its economy. Last year, crude oil production rose 35%. As of August 2012, it was the second-largest oil producer in the country. This was due to the use of hydraulic fracturing in the state's Bakken shale formation. The oil and gas boom brought jobs to North Dakota, which had the nation's lowest unemployment rate in 2011 at 3.5%, and economic growth. Between 2010 and 2011, North Dakota's GDP jumped 7.6%, by far the largest increase in the nation. This growth has also increased home values, which rose a nation-leading 29% between 2006 and 2011. North Dakota and Montana are the only two states that have not reported a budget shortfall since fiscal 2009.



## WATER RIGHTS

Abundant, year round water for livestock and wildlife is located across the entire property provided by four developed springs with tanks, eight reservoirs along with six wells with submersible pumps that supply water to stock tanks along seven miles of pipeline. All water rights associated with the property will transfer with the sale of the property.



## COMMUNITY AMENITIES

Located approximately nine miles east of the Whitetail Creek Ranch is the small, unincorporated community of Fairfield, North Dakota. Fairfield lies along US Highway 85 and is located northeast of the Medora which is the county seat of Billings County. Medora, North Dakota, located 47 miles southwest of the Whitetail Creek Ranch, is the hub of activity for the Theodore Roosevelt National Park and the surrounding Badlands. The town has all the usual services related to a resort town and also a K-8 elementary school, a library, and three churches. For more information about Medora, please visit [www.medorand.com](http://www.medorand.com).

Dickinson, North Dakota, located 49 miles southeast, provides all the amenities of a larger community including healthcare services, shopping, a variety of eating establishments, activities for people of all ages, two livestock sales facilities, and Dickinson State University. With a population of about 17,787, Dickinson is the regional center for southwest North Dakota with energy, agriculture, and manufacturing as the main economies in the area. To learn more about Dickinson, visit [www.dickinsonnd.com](http://www.dickinsonnd.com).

Williston, North Dakota is located 99 miles north of the ranch in the northwest corner of the state. Williston is a growing community with an economy driven by the oil and gas industry, agriculture, and the service sector. Its schools, churches, parks and recreation, cultural opportunities, state of the art medical facilities, and recreational opportunities are the envy of small communities around the state. For more information about Williston, please visit: [www.willistonnd.com](http://www.willistonnd.com).

Sidney, Montana, locate approximately 108 miles northwest is one of the larger agriculture based towns in eastern Montana. A livestock sale barn, equipment dealerships, hospital, banks, and a great K-12 school system are just a few of the amenities that Sidney has to offer. The Sidney Airport has daily commercial flights and can handle most all private aircraft.

Commercial airline service is available at Dickinson, North Dakota; Williston, North Dakota; Sidney, Montana; and Bismarck, North Dakota. The following is information on each of these airports:

**Dickinson, North Dakota:** The Theodore Roosevelt Regional Airport, which serves western North Dakota, eastern Montana, and northwest South Dakota, has commercial air service provided by Great Lakes Airlines with daily round trip flights to Denver, Colorado. Great Lakes Airlines has code shares with United Airlines and Frontier Airlines to connect you with flights around the world. For more information, visit [www.dickinsonairport.com](http://www.dickinsonairport.com). Complete aeronautical information can be found at [www.airnav.com/airport/KDIK](http://www.airnav.com/airport/KDIK).

**Williston, North Dakota:** Sloulin Field offers commercial airline service from Great Lakes Airlines to Gillette, WY and Denver, Colorado and is a code share partner with both Frontier Airlines and United Airlines. Local flights and charters are offered by ServAir West Inc. and Bakken Air. For more information, please visit [www.flywilliston.net](http://www.flywilliston.net).

**Sidney, Montana:** The Sidney-Richland Airport provides scheduled passenger services via Gulfstream Airlines. Sidney-Richland Airport also provides full-service aviation support, aerial application, and flight training. For more information, visit [www.richland.org/airport](http://www.richland.org/airport).

**Bismarck, North Dakota:** The Bismarck Municipal Airport is approximately 146 miles east of the ranch and has commercial flights provided by Delta Airlines to Minneapolis, MN and United Express to Denver, CO. Allegiant Air also provides service to Phoenix, AZ and Las Vegas, NV. This airport also has charter flights and rental cars available. For more information about the Bismarck Airport, please visit [www.bismarckairport.com](http://www.bismarckairport.com). Complete aeronautical information can be found at [www.airnav.com/airport/KBIS](http://www.airnav.com/airport/KBIS).



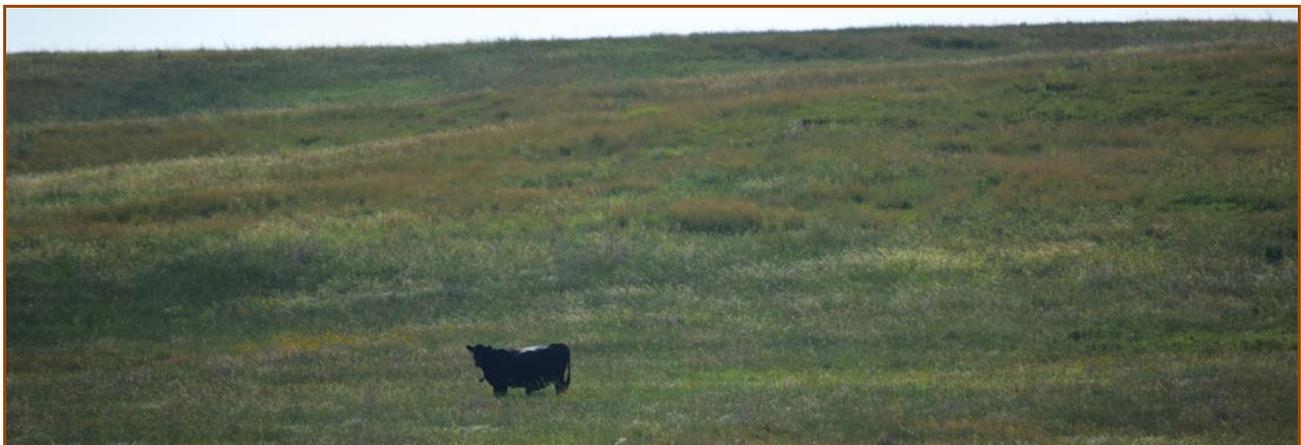
## RECREATION & WILDLIFE

A variety of wildlife frequents the Whitetail Creek Ranch including elk, whitetail deer, mule deer, antelope, turkeys, grouse, and pheasant. The mule deer are oblivious to the workings of the ranch as they wander and graze through the front yard of the house and around the corrals and barns. Elk use the deep draws and rough Badlands breaks as they travel out into the hayfields and grain fields to graze. The upland birds flourish in the brush and tall grass of the ranch and are found across most of the property. Land owner preference hunting tags are available for large game hunting for in-state owners.

Nearby, the Yellowstone River, Missouri River, and Little Missouri River allow water enthusiasts great opportunities for swimming, rafting, canoeing, and fishing. The historic town of Medora, ND is only 47 miles to the southwest and is home to the Bully Pulpit Golf Course, the Medora Musical, and the Theodore Roosevelt National Park.

The Badlands have drawn outdoor enthusiasts since before Theodore Roosevelt's first visit to the area in 1883. The Maah Daah Hey Trail is an unmatched, 96 mile trail winding through some of the most scenic stretches of the North Dakota Badlands and Theodore Roosevelt National Park. The name, *Maah Daah Hey*, comes from the Mandan Indians and means "an area that has been or will be around for a long time". Used by bicyclists, horseback riders, and hikers, the trail allows one to experience all the badlands have to offer first hand. Bison, feral horses, elk, deer, and coyotes are just some of the animals that will be encountered on the Maah Daah Hey. Campsites, restrooms, and campfire rings allow for overnight trips on the trail.

The Theodore Roosevelt National Park and the surrounding Badlands are a major attraction for people all over the United States and around the world. Activities in the area include: bicycling, canoeing/kayaking, cross country skiing, fishing, hunting, hiking, and horseback riding. The Bully Pulpit Golf Course, ranked as America's Best New Affordable Golf Course by Golf Digest in January of 2006, is part of North Dakota's "Triple Challenge." The challenge is rounded out by the nearby Hawktree Course in Bismarck and the Links of North Dakota, near Williston. All three are professionally-designed courses that will challenge even the most experienced player.



## OFFERING PRICE

\$6,500,000

The Seller shall require an all cash sale. 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 five percent (5%) of the purchase price; 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.

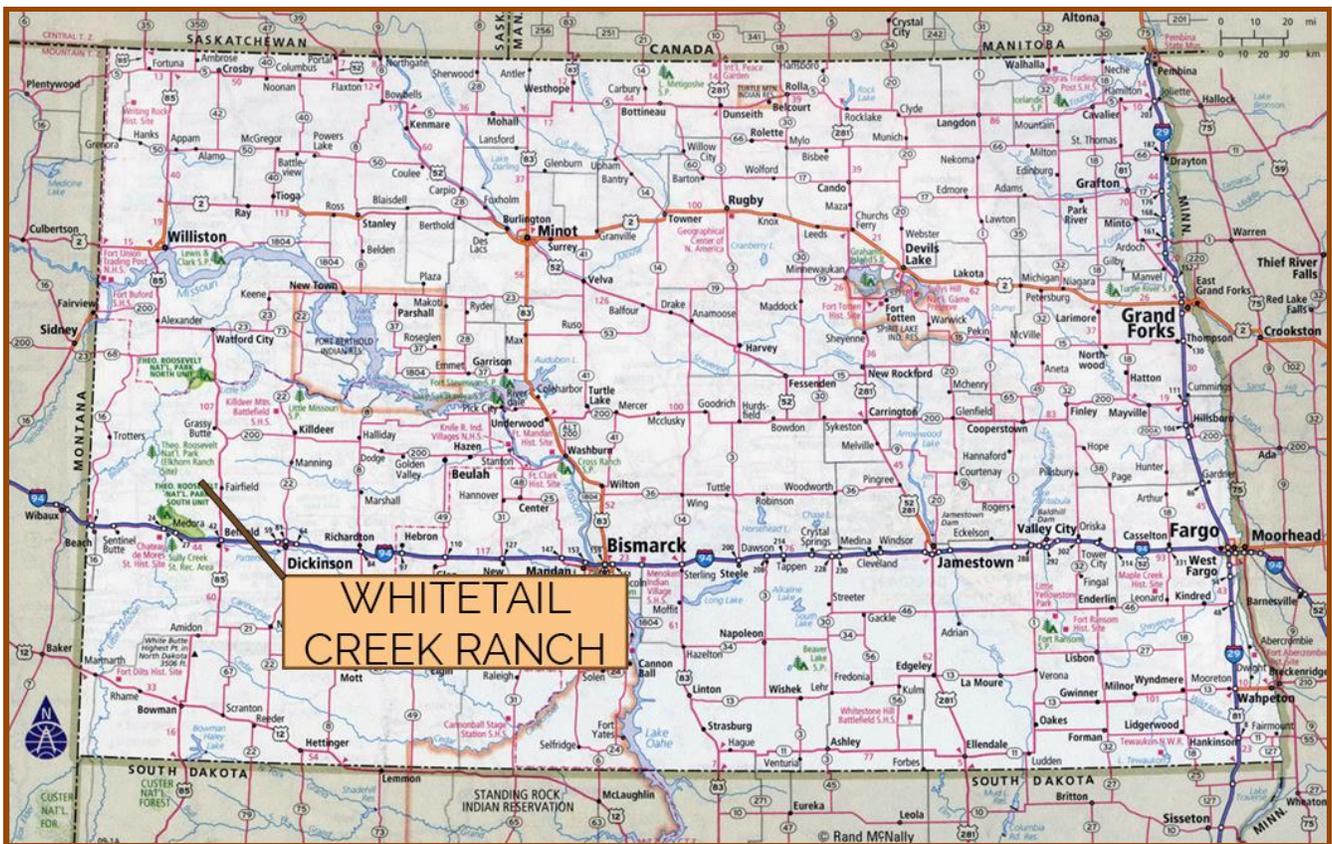


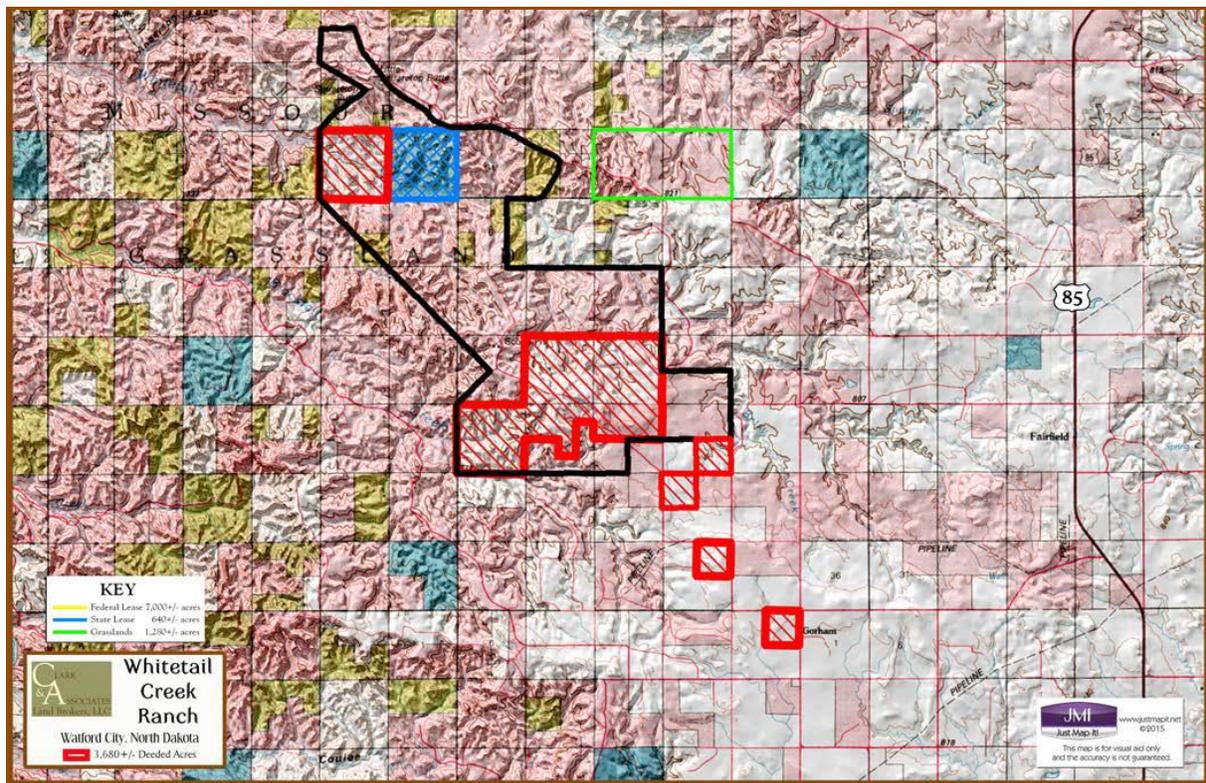
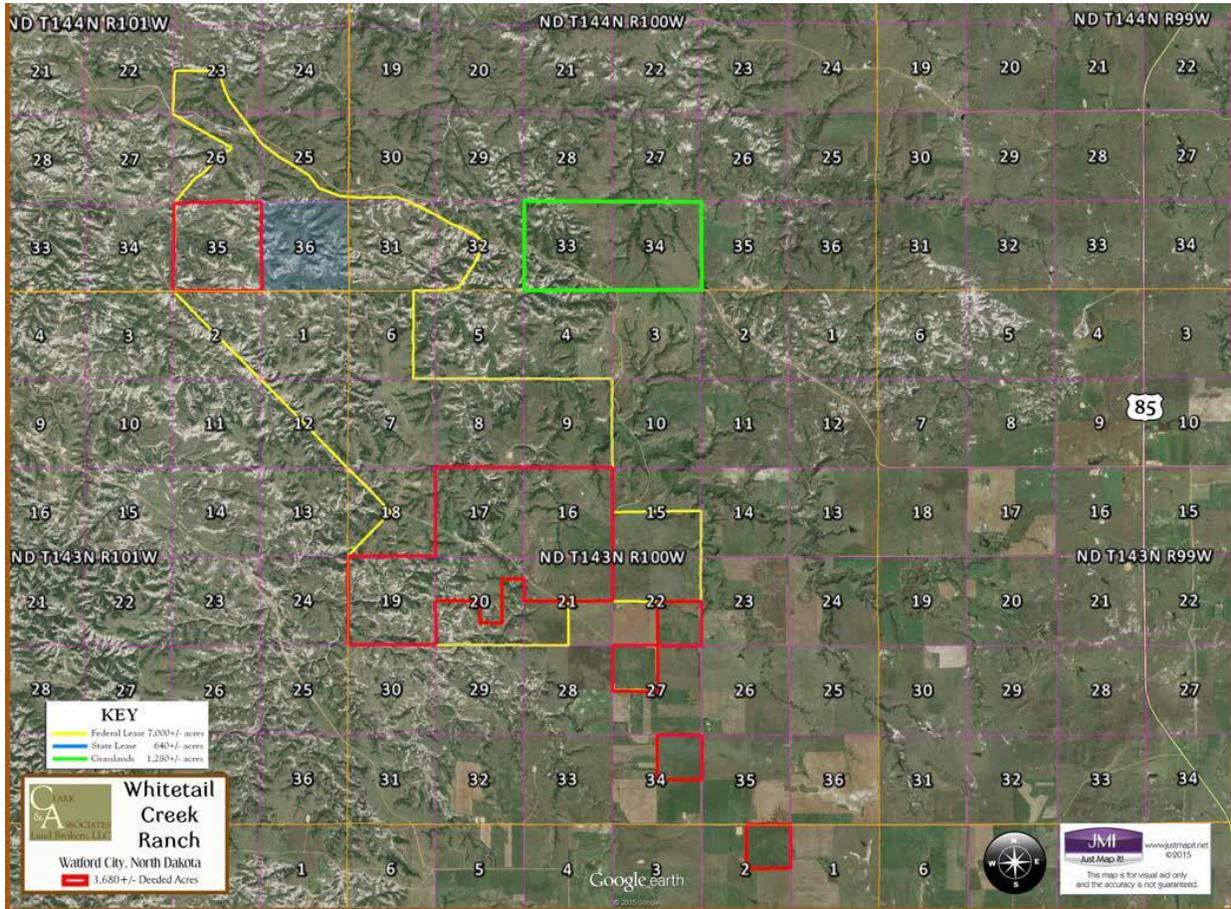
## FENCES AND BOUNDARY LINES

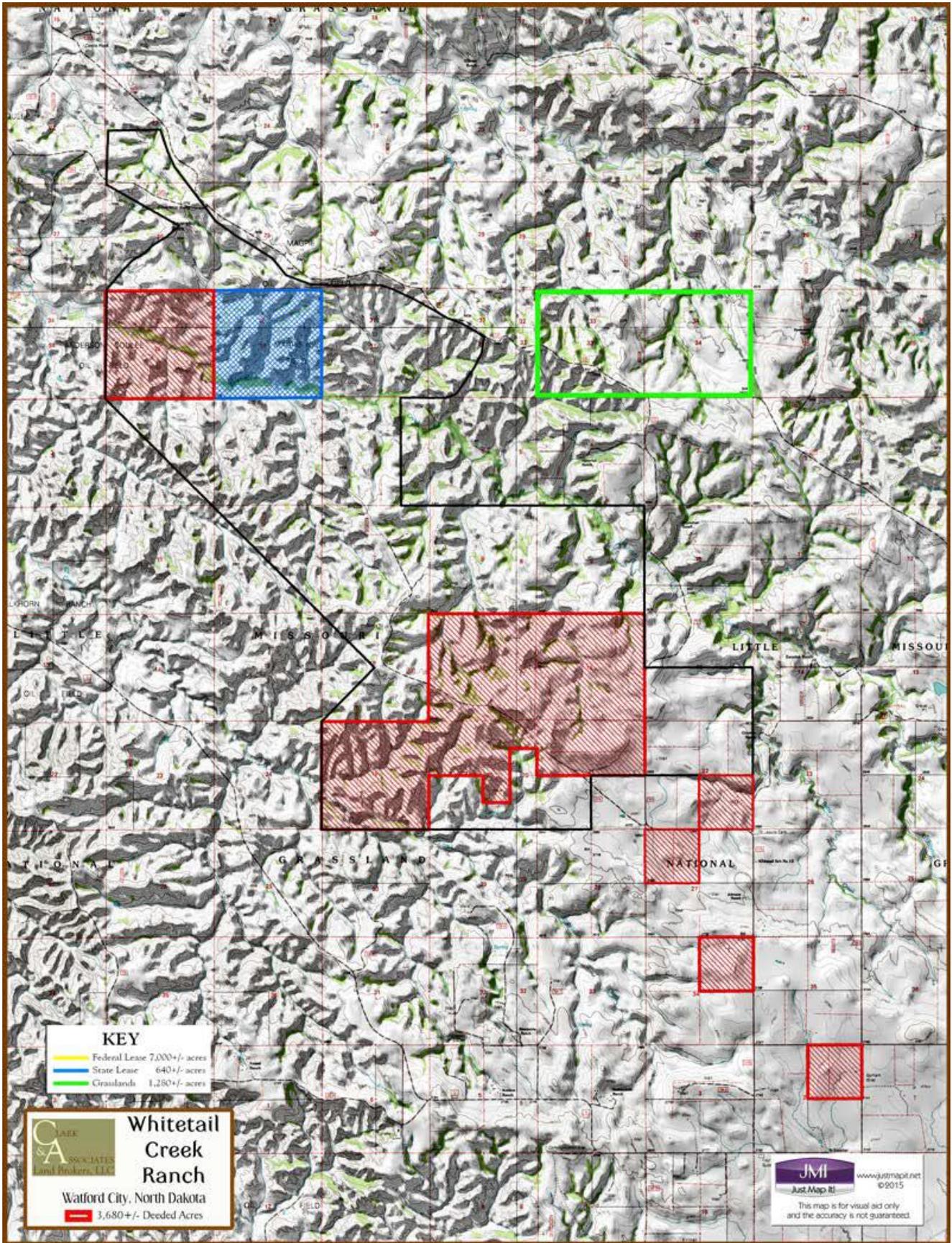
The seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the deeded property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

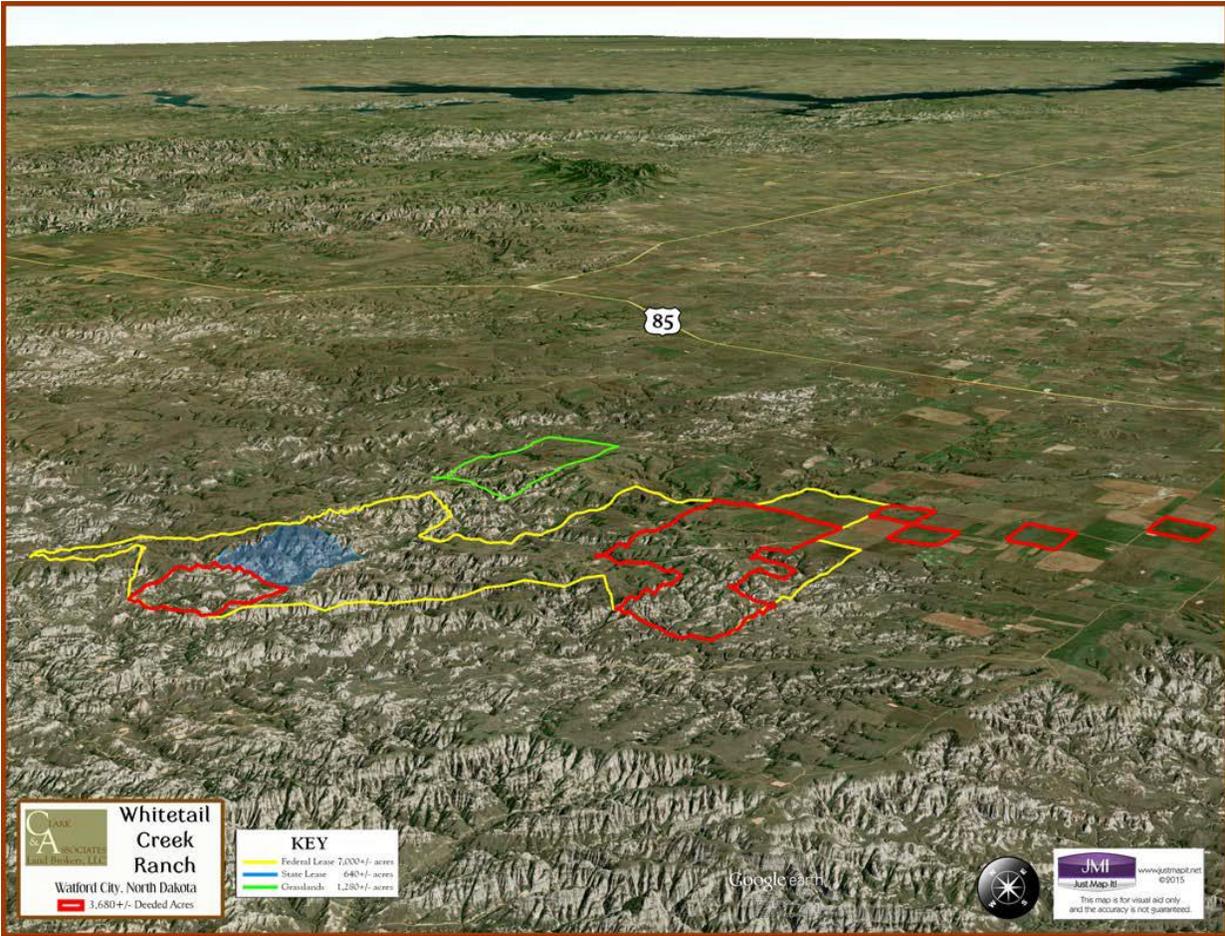
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.

## NORTH DAKOTA LOCATION









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 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:** 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.**

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



**Denver Gilbert**  
Associate Broker  
/ Owner

Mobile: (406) 697-3961

[denver@clarklandbrokers.com](mailto:denver@clarklandbrokers.com)

Licensed in WY, MT,  
SD, & ND



**Cory Clark**  
Broker / Owner

Office: (307) 334-2025

Mobile: (307) 351-9556

[clark@clarklandbrokers.com](mailto:clark@clarklandbrokers.com)

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

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## Clark & Associates Land Brokers, LLC

Specializing in Farm, Ranch, Recreational & Auction Properties

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### Lusk, WY Office

736 South Main Street • PO Box 47  
Lusk, WY 82225

### **Cory G. Clark - Broker / Owner**

(307) 351-9556 ~ [clark@clarklandbrokers.com](mailto:clark@clarklandbrokers.com)  
Licensed in WY, MT, SD, ND, NE & CO

### Hulett, WY Office

16 Strawberry Hill Road • PO Box 159  
Hulett, WY 82720

### **Mark McNamee - Associate Broker/Auctioneer/Owner**

(307) 760-9510 ~ [mcnamee@clarklandbrokers.com](mailto:mcnamee@clarklandbrokers.com)  
Licensed in WY, MT, SD & NE

### Billings & Miles City, MT Offices

6806 Alexander Road  
Billings, MT 59105

### **Denver Gilbert - Associate Broker / Owner**

(406) 697-3961 ~ [denver@clarklandbrokers.com](mailto:denver@clarklandbrokers.com)  
Licensed in WY, MT, SD & ND

### Buffalo, WY Office

37 North Main Street • PO Box 366  
Buffalo, WY 82834

### **Jon Keil - Associate Broker**

(307) 331-2833 ~ [jon@keil.land](mailto:jon@keil.land)  
Licensed in WY

### Belle Fourche, SD Office

515 National Street • PO Box 307  
Belle Fourche, SD 57717

### **Ronald L. Ensz - Associate Broker**

(605) 210-0337 ~ [emsz@rushmore.com](mailto:emsz@rushmore.com)  
Licensed in SD, WY, MT & NE

### Torrington, WY Office

2210 Main Street  
Torrington, WY 82240

### **Logan Schliinz - Associate Broker**

(307) 575-5236 ~ [logan@clarklandbrokers.com](mailto:logan@clarklandbrokers.com)  
Licensed in CO, NE & WY

### Douglas, WY Office

430 East Richards, Suite 2  
Douglas, WY 82633

### **Scott Leach - Associate Broker**

(307) 331-9095 ~ [scott@clarklandbrokers.com](mailto:scott@clarklandbrokers.com)  
Licensed in WY, SD, & NE

### Greybull, WY Office

3625 Greybull River Road, PO Box 806  
Greybull, WY 82426

### **Ken Weekes – Sales Associate**

(307) 272-1098 ~ [farmview@tct.west](mailto:farmview@tct.west)  
Licensed in WY

# 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 North Dakota Real Estate Commission