

Clark & Associates Land Brokers, LLC

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Presents

WHITETAIL CREEK RANCH *Fairfield, Billings County, North Dakota*



Listing Price: \$6,500,000
Location: Fairfield, North
Dakota **Size:** 11,320± acres

Zoning: Agriculture
Taxes: Approximately \$2,939 per year

Located on the edge of the famous North Dakota Badlands, the Whitetail Creek Ranch is a solid, year-round cow/calf operation. This well-watered, hard grass ranch produces heavy calf weights each year. Currently, the owners run approximately 400 head of cattle on a combination of 3,680± deeded acres, 640± State of North Dakota 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. 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. The well maintained improvements include a beautiful three bedroom, two bath home on a walk-out basement with an attached two-car garage; horse barn; three cattle barns; equipment shop; and detached garage. The ranch is easily accessible year-round off of US Highway 85 via well maintained county roads, and is close to larger communities that offer many retail, banking, and health care options.

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