

Clark & Associates Land Brokers, LLC

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Presents

PRAIRIE SMOKE HUNTING RANCH

McClusky, Sheridan County, North Dakota



Reduced Price: \$1,800,000

Location: Sheridan County, North Dakota

Address: McClusky, North Dakota

Total Acres: 844± acres

Zoning: Agriculture

Estimated Real Estate Taxes: \$2,988

Property Features: Situated on approximately 844± deeded acres, the Prairie Smoke Hunting Ranch has been geared towards providing comfortable and efficient accommodations for hunting parties of eight to ten people including all facilities to clean harvested birds. Additional improvements included ample storage space for ATV's boats and other equipment plus dog kennel facilities. The ranch is comprised of 347± cropland acres and approximately 497± acres of native pastures. Currently, a portion of the cropland used for wildlife food plots to enhance the attraction of birds and deer. Historically, the ranch will graze approximately 85-100 cow/calf pairs during the summer months.

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

Denver Gilbert –Associate Broker, REALTOR®

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Licensed in WY, SD, ND & MT

Cory Clark –Broker/Owner, REALTOR®

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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