

Clark & Associates Land Brokers, LLC

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents

FLAT ROCK RANCH

Squaw Gap, McKenzie County, North Dakota



Approximately 4,867 acres of heavily-sodded native grass pastures with tree-filled draws and coulees in the Little Missouri National Grassland.

LOCATION AND ACCESS

Located just off of State Highway 16, approximately 42 miles north of Beach, North Dakota, and 36 miles southeast of Sidney, Montana, the Flat Rock Ranch lies on the western edge of the world-famous Badlands of North Dakota. To access the ranch, turn off State Highway 16 one mile north of Squaw Gap onto Flat Rock Road, a county-maintained gravel road, and travel six miles southeast to the ranch headquarters.

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

Squaw Gap, ND	7.5 miles northwest
Sidney, MT (pop. 4,843)	36 miles northwest
Beach, ND (pop. 925)	42 miles south
Glendive, MT (pop. 4,628)	79 miles southwest
Williston, ND (pop. 13,014)	68 miles north
Dickinson, ND (pop. 16,265)	102 miles southeast
Bismarck, ND (pop. 61,217)	200 miles east
Billings, MT (pop. 105,845)	299 miles west



SIZE AND DESCRIPTION

2,467.54± Deeded Acres
1,760.00± Acres National Grasslands Lease
640.00± Acres State of North Dakota Lease
4,867.54± Total Acres



This ranch is located in some of the best cattle country on the Northern Plains. Heavily-sodded native grass pastures with tree-filled draws and coulees make this ranch well suited for great year-round use. Currently, the ranch is home to a reputable 200-head registered Black Angus herd. The owner produces most of the required winter feed on the ranch and saves grass for winter allowing the cattle to graze well into the winter months. There are five electric water wells used on the ranch and over three miles of pipeline providing summer water to five tanks. The available water, grass, and protection make the Flat Rock Ranch one of the best all-around cattle ranches on the market today.

LEASE INFORMATION

The ranch utilizes 1,760 acres of Little Missouri National Grasslands lease. The grazing permits for the lease constitute 114 AUMs for six months. These are allocated by the McKenzie County Grazing Association. In 2010, the cost of the lease/permits was \$1,577.51. The 640 acre State of North Dakota lease is tied to the deeded land and is in the owner's name. This lease cost was \$2,276 in 2010 and will be renewed in 2011.

MINERAL RIGHTS

There are no mineral rights being offered with the sale of the ranch.

However, many of the large hills throughout the ranch are comprised of scoria rock which has been used as gravel on the surrounding oil field roads. The previous owner has sold some of the scoria to construction companies in the past, but there appears to be huge amounts of the rock remaining. Prospective buyers should contact appropriate agencies to determine the necessary requirements and/or permits to remove and sell scoria from the property.

REAL ESTATE TAXES

The annual property taxes are approximately \$875.

CLIMATE

The following Period of Record Monthly Climate Summary is provided from the University of Nebraska's High Plains Regional Climate Center web site at www.hprcc.unl.edu:

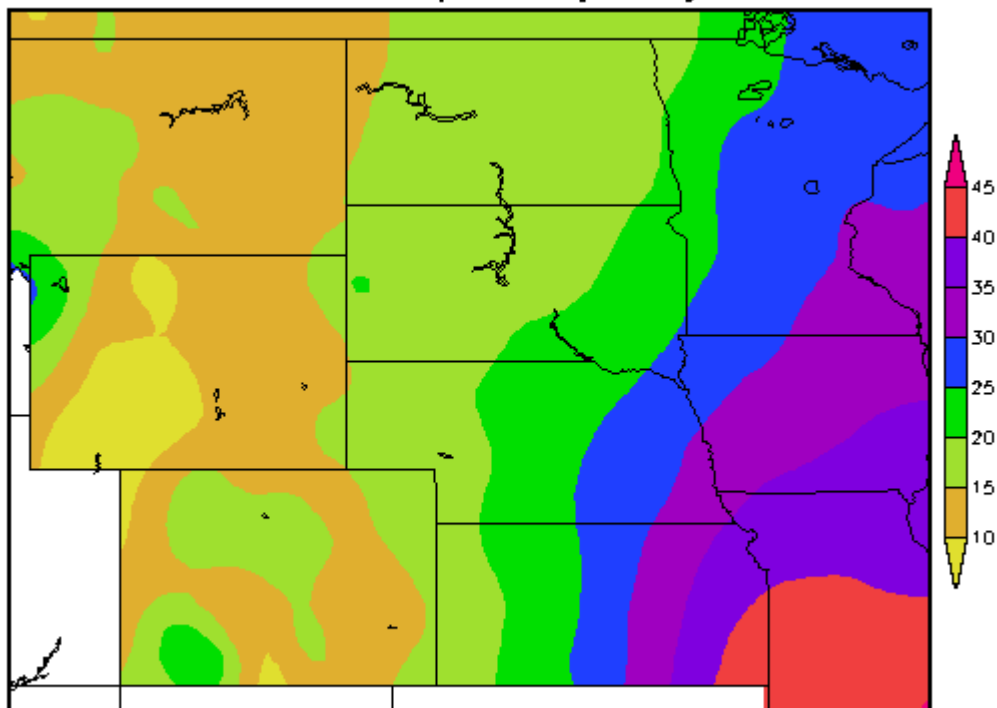
TROTTERS 3 S, NORTH DAKOTA (328812)

Period of Record Monthly Climate Summary

Period of Record : 12/6/1949 to 12/31/2010

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average Max. Temperature (F)	23.8	29.8	40.9	55.9	67.1	76.2	84.4	83.8	71.5	57.4	39.6	27.4	54.8
Average Min. Temperature (F)	4.1	9.9	19.2	30.6	41.3	50.6	56.0	54.3	44.1	33.0	19.6	8.3	30.9
Average Total Precipitation (in.)	0.35	0.33	0.57	1.24	2.11	3.14	1.89	1.49	1.54	1.04	0.52	0.40	14.64
Average Total SnowFall (in.)	5.1	4.3	4.9	4.2	1.2	0.0	0.0	0.0	0.3	2.3	4.9	5.5	32.6
Average Snow Depth (in.)	5	4	2	0	0	0	0	0	0	0	1	3	1

Annual Precipitation (inches)



High Plains Climate Center

IMPROVEMENTS

The improvements of the ranch consist of an older three bedroom, one and a half bath house, with basement, in good condition that is heated with a forced-air furnace as well as a wood-burning stove. There is a detached 2-car garage along with connections for an additional modular/mobile home that includes separate septic, water, and electricity. A full set of working corrals plus a 40' x 100' insulated barn and two 60' x 80' metal barns which are used during calving season and weaning complete the improvements found on the ranch.



WILDLIFE AND RECREATIONAL RESOURCES

Flat Rock Ranch is home to a variety of wildlife including mule and whitetail deer, antelope, turkeys, and pheasants. Landowner preference hunting tags are available for large game hunting. There is also an ever increasing elk population in the Badlands so elk sightings on the ranch are becoming more frequent. 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 60 miles to the southeast and is home to the Bully Pulpit Golf Course, the Medora Musical as well as 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.



SURROUNDING AREA

Beach, North Dakota, located 42 miles south of the Flat Rock Ranch, is a small, friendly town that offers all the amenities of a rural community: kindergarten through high school system, banks, restaurants, shopping, groceries, public library, medical clinic, dental clinic, six churches, and agri-business such as a co-op, implement dealerships, and a veterinarian. To learn more about Beach, visit www.beachnd.com.

Sidney, Montana, located approximately 43 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.



Williston, North Dakota is located 68 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.

Dickinson, North Dakota, located 102 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, and Dickinson State University. With a population of about 16,265, 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.

AIRPORT INFORMATION

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

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.

Glendive, Montana: Dawson Community Airport has commercial flights to Billings, Montana. For more information, please visit www.glendiveairport.com. Complete aeronautical information can be found at www.airnav.com/airport/KGDV.

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.cityofwilliston.com/DepartmentHome.aspx?DeptID=WND.CW.AIR.

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. Complete aeronautical information can be found at www.airnav.com/airport/KDIK.

Bismarck, North Dakota: The Bismarck Municipal Airport is approximately 180 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, please visit www.bismarckairport.com. Complete aeronautical information can be found at www.airnav.com/airport/KBIS.



OFFERING PRICE

The Flat Rock Ranch is being offered for \$2,100,000 (Two Million One Hundred Thousand Dollars), all cash.

The Sellers reserve the right to effectuate a tax-deferred real estate exchange pursuant to Section 1031 of the Internal Revenue Code and Treasury Regulations promulgated there under. A material part of the consideration to Seller is Buyer's promise of cooperation. Buyer shall not be required to incur any additional liability or expense in connection with 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 \$100,000 (One Hundred Thousand Dollars); 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.

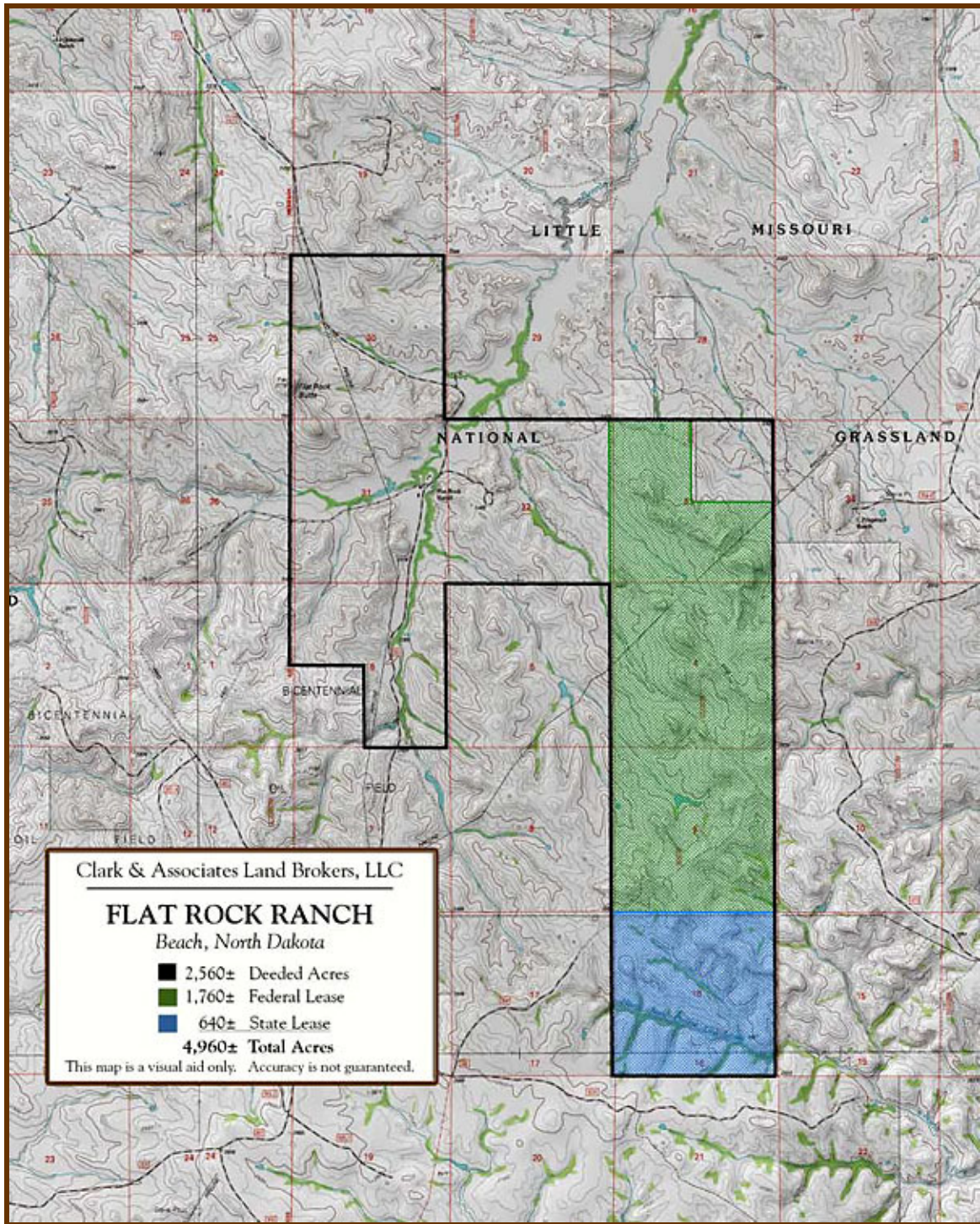
NORTH DAKOTA LOCATON MAP



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.

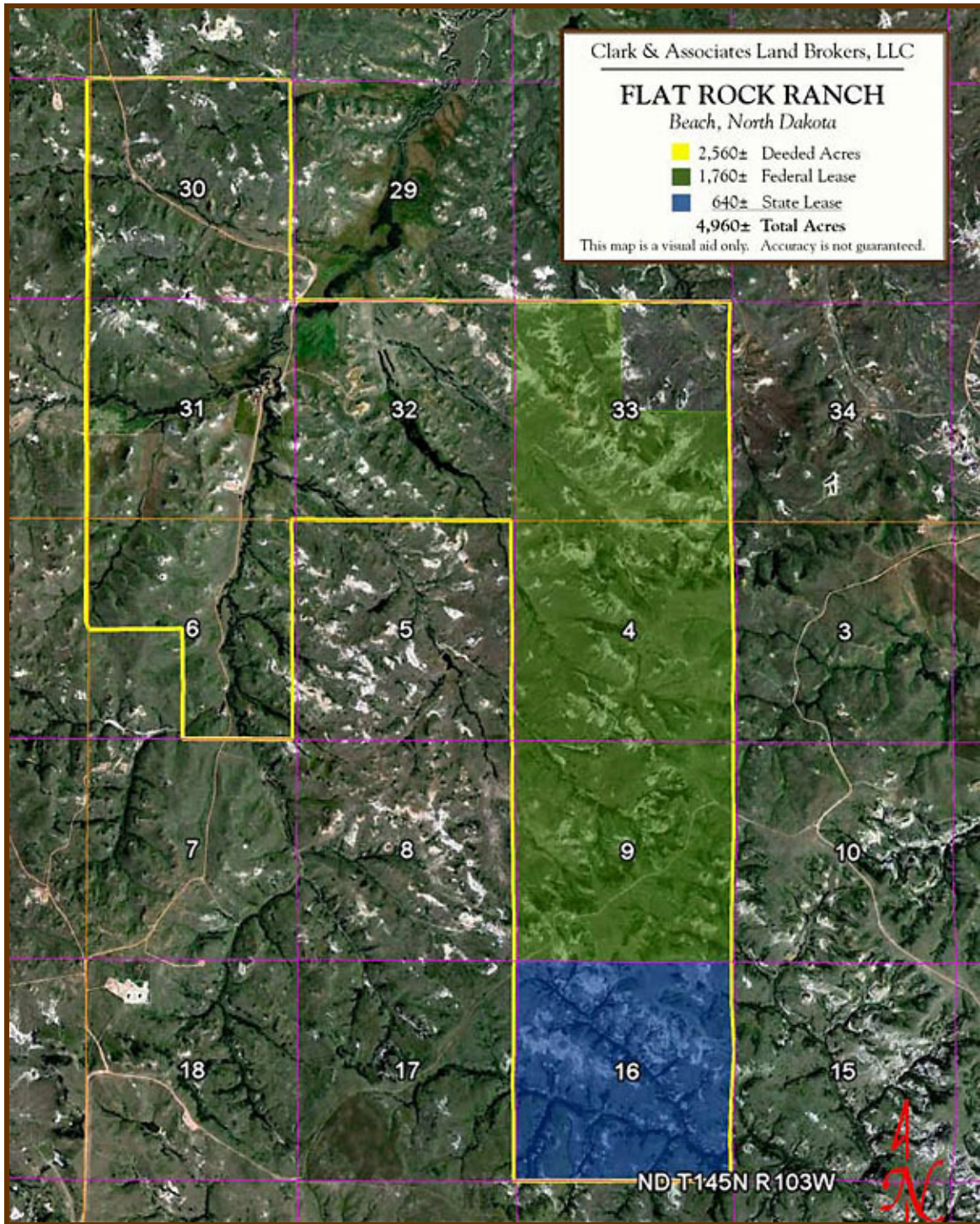
Notice to Buyers: North Dakota Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate 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.**

FLAT ROCK RANCH TOPO MAP



NOTES

FLAT ROCK RANCH AERIAL MAP



NOTES

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



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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