

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

BEAVER CREEK RANCH

Marmarth, Bowman County, North Dakota



Listing Price: \$4,100,000

Location: Marmarth, ND

Total Acres: 5,900± total acres

Estimated Real Estate 2025 Taxes: TBD

Property Features: The Beaver Creek Ranch consists of 4,464± deeded acres, 120± BLM lease acres, 1,320± private lease acres of highly productive ground, which includes 350± acres of hay ground. The ranch is fenced and crossed fenced for rotational grazing and has extensive water development that delivers reliable livestock water throughout the ranch via wells, tanks and pipeline. Livestock handling facilities include shipping corrals and excellent access throughout the property. In addition to its agriculture value, the Beaver Creek Ranch offers exceptional wildlife habitat, with its varied terrain and reliable water. There is extensive opportunity for guided hunts, particularly mule deer. This is a rare opportunity to acquire a large-scale, operationally sound ranch with abundant water, excellent access, and significant agricultural and recreational value. Whether you're looking to expand your livestock business or secure a legacy hunting property, this offering checks all the boxes.

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

Denver Gilbert –Broker, REALTOR®

Cell: (406) 697-3961

E-mail: denver@clarklandbrokers.com

Licensed in WY, 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