

Clark & Associates Land Brokers, LLC

6806 Alexander Road • Billings, MT 59105 • Office/Cell: (406) 697-3961

Proudly Presents

VOLK RANCH

Sentinel Butte, Golden Valley County, North Dakota



Listing Price: \$4,000,000

Zoning: Agriculture

Location: Sentinel Butte,
Golden Valley County, North Dakota

Lot Size: 4,480± acres

Property Features: Located on the western edge of the North Dakota Badlands, the Volk Ranch is comprised of 4,480 contiguous acres of true western Dakota hard grass country. Historically running 250 cow/calf pairs on a year-round basis, this ranch is undoubtedly one of the premier well-rounded operations on the market today. Over seven miles of buried waterlines, more than 20 tanks, several electric water wells, reservoirs and three developed springs provide ample year-round water in all pastures. The ranch is divided into 10 pastures to efficiently and effectively maximize the grazing potential and gain on the cattle. Terrain varies from productive hay fields on the west side to rolling hills, tree-filled draws and badlands breaks on the west side. The ranch is easily accessed by well-maintained county roads and is in close proximity to good livestock markets.

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

Denver Gilbert –Associate Broker, REALTOR®

Mobile: (406) 697-3961 E-mail: denver@clarklandbrokers.com Licensed in WY, SD, ND & MT

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