



## *Renner Ranch*

Beach, ND | Golden Valley County  
1,921 Acres | \$2,100,000



### *Executive Summary:*

Situated on the ND and MT state line just west of the Theodore Roosevelt National Park, the Renner Ranch embodies the charm and character rarely found in this day and age. The Renner Ranch is an impressive ranch property with exceptional ranch improvements. The grassland is in excellent condition with pipeline water to every pasture. With the undulating terrain and wooded draws and creeks, the hunting on the ranch is superb and has had little to no pressure. The HQ improvements feature a 5,380 sqft completely finished and heated shop with built in 2,160 sqft living quarters, 3 insulated and heated horse/calving barns with indoor/outdoor stalls, steel inside and out, concrete floors with rubber matting. The pipe corrals are constructed of 2-7/8" pipe and continuous fence with custom-made steel gates. Two wells, and one spring along with South West Rural water, provide plentiful water throughout the property.



## Location:

The ranch is located a short thirty minutes north of Beach, ND by traveling 20 miles north on Hwy 16 and 3.5 miles north on Vinquist Rd., to the ranch gate.

## Locale:

The area surrounding the Renner Ranch is comprised of ranching operations of various sizes, as well as larger farm operations. Beach, ND (population 1,019) is the county seat for Golden Valley County and is located approximately 26 miles south of the ranch. The ranch's west border is the ND - MT state line.

The beautiful Teddy Roosevelt National Park and city of Medora, ND are just 25 miles away. The dramatic scenery and vistas are awe-inspiring.

Watford City, now one of the 12 largest towns in ND, is just under 100 miles away. With the use of hydraulic fracturing in the Bakken Shale formation, the oil industry in the region has greatly expanded yielding more revenue and a highly improved infrastructure.

International air service is available just 60 miles away in Dickinson, ND, at Sloulin Field International Airport. Direct flights to Denver and Minneapolis are serviced by Delta and United Airlines. Private charter services are provided from Williston to outlying areas via Aero Jet. Regional air services are available in Dickinson, ND, as well as smaller, municipal airports in Beach, ND, Watford City, ND, and Sidney, MT.



**Nearby Cities Include:**

Glendive, MT- 39 miles  
Dickinson, ND- 62 miles  
Bowman, ND- 100 miles  
Williston, ND- 108 miles  
Bismarck, ND- 158 miles  
Broadus, MT- 192 miles  
Spearfish, SD- 212 miles  
Billings, MT- 258 miles

**Acreage:**

Total Acres: 1,921 +/-

2016 Taxes: \$3,192.75

**Legal Description:**

- Section 17-144-105; All
- Section 18-144-105; All
- Section 19-144-105; A 19.5 acre tract in NE ¼ NE ¼
- Section 20-144-105; All
- 14 Ac in Wibaux County, MT

Driving Directions: From Beach, ND: Drive 20 miles North on Highway 16 to Vinquist Rd. Then drive north 3.5 miles to private gate entry into the Renner Ranch. The ranch headquarters are located a mile down the private driveway.





## Improvements:

In 2006 Al and Tina Renner purchased the property and immediately embarked on a remarkably ambitious building program. Some of the resulting improvements comprise the headquarters, which consists of:

- Main Residence (attached to shop): 20' x 54' – two story w/ 14' x 54' covered Decks
- Shop: 54' x 108, finished, concrete, insulated and heated
- Equestrian Facility: 48' x 115' completely finished, insulated, heated, 4 stalls and Manager's Home, 15' x 110' lean to
- Barn – Tack Room: 15' x 100' completely finished, insulated and heated
- Hoop Building: 50 x 100 (concrete pillars)
- North Horse Barn: 30 x 60' finished, insulated and heated
- South Loafing Shed
- Gates: All the corral gates have been custom built with square tubing steel with 2-7/8" pipe bows and greasable hinges.

Other supporting improvements include:

- Working Facilities: livestock handling facility, all custom built pipe corrals, alleys, watering areas, and gates

The fencing on the property is either new or very well maintained.



### Water:

The ranch is remarkably well watered with two wells which are piped throughout the ranch to 13 tanks. A developed spring provides a consistent water source for livestock as well as the abundant wildlife. Southwest Rural Water System serves the HQ and main residence.

### Terrain/Operation:

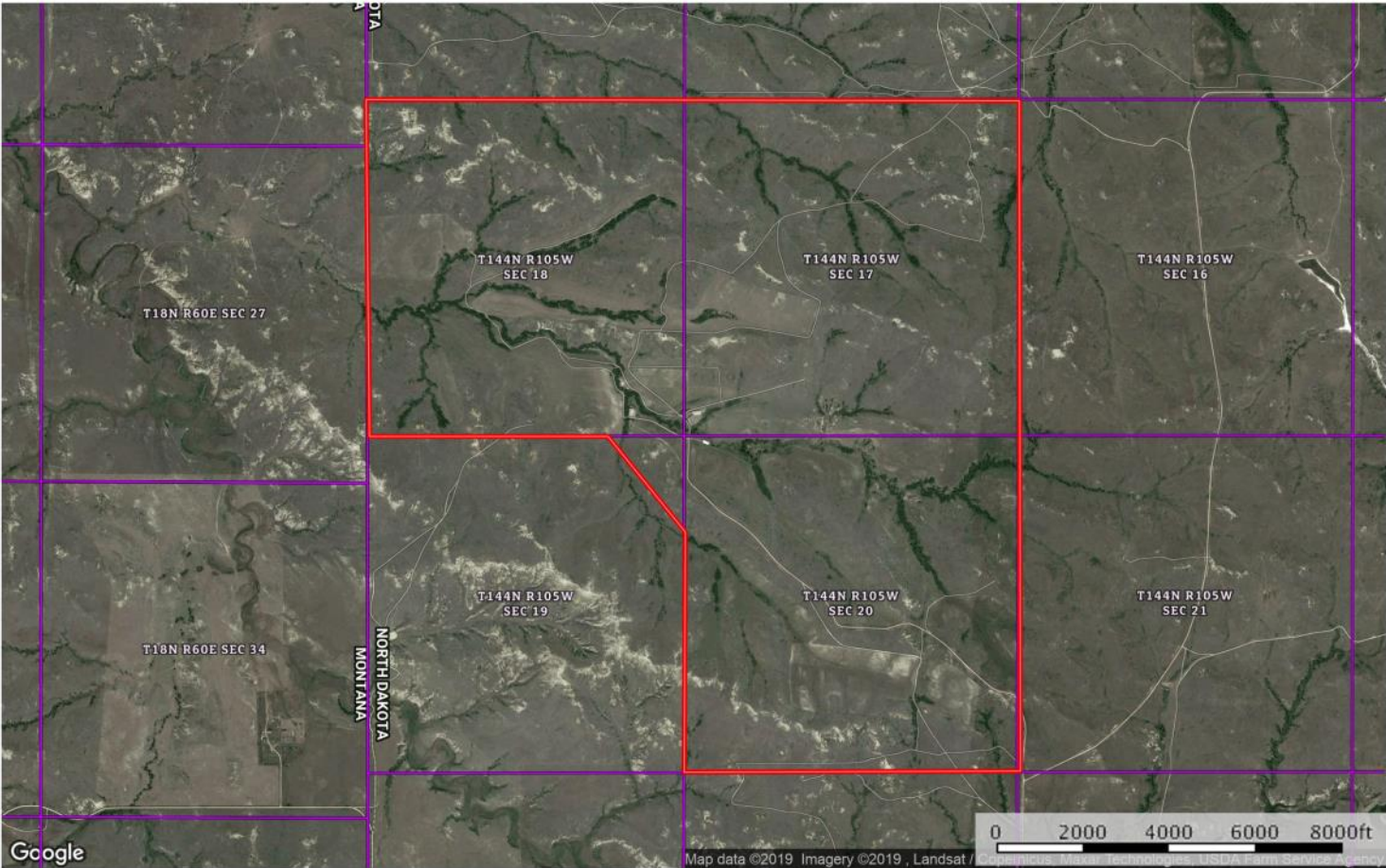
The Renner Ranch is comprised of rolling to steep undulating grassland, brushy draws and timbered creeks. The property is ideally suited for summer or winter grazing, spring or fall calving. The grassland is in excellent condition and has been rested for the past three years!





# Aerial Map:

Renner  
South Dakota, 1919 AC +/-



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## *Contact*

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