



CLARK & ASSOCIATES
LAND BROKERS, LLC

Proudly Presents



PRAIRIE SMOKE HUNTING RANCH

McClusky, Sheridan County, North Dakota

Located in the North Dakota Prairie Pothole country, the Prairie Smoke Hunting Ranch is geographically centered in one of the most productive waterfowl breeding and migration areas in North America.

SIZE & DESCRIPTION

The current owners of the Prairie Smoke Hunting Ranch have operated a very successful hunting operation for 20 years. The 844 contiguous acres of rolling hills and sloughs contain several lakes and wetlands that range from one to 60 acres in size with over 13 miles of natural shoreline.

The ranch has been intensely managed for upland birds and waterfowl which has made it a hunting paradise. The Prairie Pothole country has long been used by migrating birds as a layover and food source for many decades. Many of the potholes on the ranch have freshwater shrimp which is a delicacy for ducks.

The owners have managed the property so that the majority of the hunting is over the water, not field hunting. This allows for the ability to hunt a wider variety of waterfowl.

Over the last two decades, there have been 18 species of ducks, three species of geese as well as swans, doves, ring-necked pheasants, Hungarian partridge and sharp-tail grouse on the property. The wildlife-minded management style has also attracted mule and whitetail deer as well as the occasional moose and elk.

When not out in the sloughs, blinds or fields hunting, a favorite pastime is trapshooting and target rifle shooting near the cabins.

The largest lake on the ranch has also been stocked with walleyes in the past.



FARM/RANCH OPERATIONS

The ranch is comprised of 347± acres of cropland and approximately 497± acres of native pasture. The owners use some of the farm ground for food plots for the wildlife, enhancing the attraction of the birds and deer.

There is currently a grazing lease and hay production lease in place for the 2021 season.

Typically, the ranch will graze 85 to 100 cow/calf pairs during the summer months. The farm ground is planted to mostly alfalfa/grass and is leased for hay production in the summer. The regrowth of the hayfields is a good food source for the wildlife in the fall.



REAL ESTATE TAXES

According to the Sheridan County Assessor's office, the real estate taxes on the Prairie Smoke Hunting Ranch are approximately \$2,988 annually.

WATER RIGHTS

All adjudicated and permitted water rights associated with the property will transfer to Buyer at day of closing.

MINERAL RIGHTS

No mineral rights will be offered with the sale of the ranch.

UTILITIES

- Verendrye Electric Co-op -- \$800/year (out of Velva, North Dakota)
- Kotaco Propane -- \$600/year (out of Harvey, North Dakota)
- SRT Telephone/Internet (hard line, cell phone and high-speed fiber optic cable - 1Gig available) - \$1,500/year, (out of Minot, North Dakota)

IMPROVEMENTS

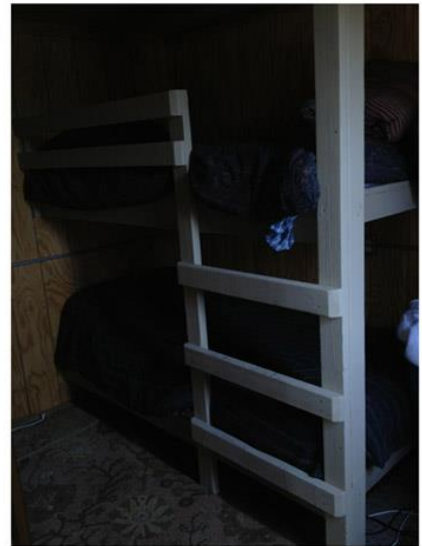
The modest and efficient lodging facilities at the ranch allow for the year-round use of the property and all it has to offer without the intense maintenance and expense of extravagant improvements. The two cabins have complete kitchens with water and electricity as well as four bunks. The outside patios and BBQ grill host the after-hunt conversations and meals.

The main house is an older farmhouse that has been remodeled with updated roof, electrical, windows and heating system and has three bedrooms, three baths along with a full kitchen and a heated mudroom for hanging clothing and waders at the end of the day. The house is easy to winterize and is in great condition. The ranch's 1-Gig, high-speed internet access and Wi-Fi allows one to keep in touch with the rest of the world and conduct any business that needs attention during the stay. Water for the ranch is supplied by two drilled wells that are approximately 220' to 240' deep.

A successful hunt yields birds that need to be processed. The cleaning shed has wash basins, a power plucker, bird breaster, and freezers to efficiently help in this task. Being inside, and out of the weather on a cold fall afternoon, makes a person appreciate the forethought of the owners when they completed the cleaning shed.

Three pole barn buildings allow for ample storage space of the many decoys, ATVs, UTVs, vehicles, tractors, boats and other equipment that are essential to the ranch. The contents are locked securely away and out of the weather when not in use.

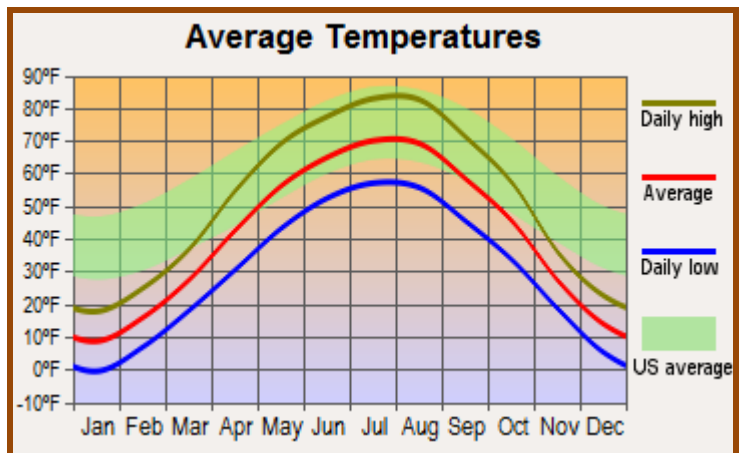
As with most waterfowl hunting, dogs are a big part of the hunt. Kennels on the ranch allow hunters to bring dogs to the ranch, while giving them a safe place to keep the dogs when not in use. There are no poisonous snakes or cactus on the property so it is very dog-friendly.





CLIMATE

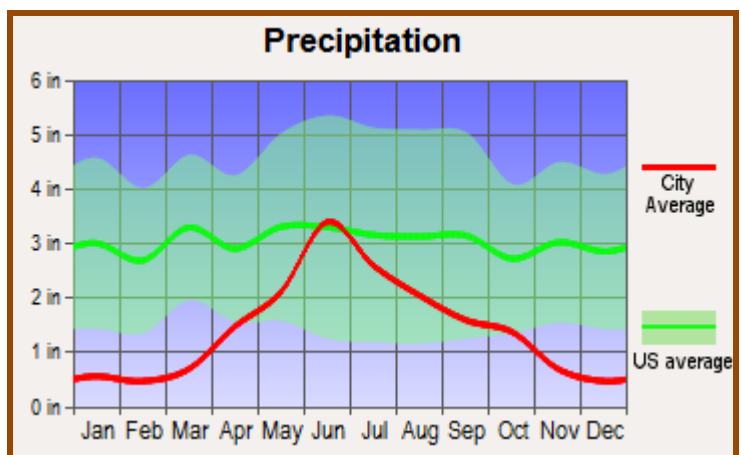
According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the McClusky, North Dakota area is approximately 18.7 inches including 44.7 inches of snow fall. The average high temperature in January is 23 degrees, while the low is 3 degrees. The average high temperature in July is 85 degrees, while the low is 60 degrees. The charts to the right are courtesy of www.city-data.com.



STATE OF NORTH DAKOTA

According to Michael B. Sauter, Alexander E. M. Hess, Samuel Weigley, and Ashley C. Allen of 24/7 Wall Street, for the first time, North Dakota ranks as the best run state in the country. In recent years, North Dakota's oil boom has transformed its economy. Last year, crude oil production rose 35%. As of August 2012, it was the second-largest oil producer in the country. This was due to the use of hydraulic fracturing in the

state's Bakken shale formation. The oil and gas boom brought jobs to North Dakota, which had the nation's lowest unemployment rate in 2011 at 3.5%, and economic growth. Between 2010 and 2011, North Dakota's GDP jumped 7.6%, by far the largest increase in the nation. This growth has also increased home values, which rose a nation-leading 29% between 2006 and 2011. North Dakota and Montana are the only two states that have not reported a budget shortfall since fiscal 2009.



COMMUNITY AMENITIES

McClusky, North Dakota, population 364, is located approximately 20 miles south and east of the ranch. McClusky is the county seat of Sheridan County, North Dakota and here you will find most all of the typical amenities of a small town. There are county government offices, gas stations, a restaurant, a bank, school, and grocery store.

Bismarck, population 73,112, is the state capital of North Dakota, and is located approximately 70 miles southwest of the ranch. Minot, a major city in the north-central region of North Dakota, population 47,370, is located approximately 65 miles northwest of the ranch.



AIRLINE INFORMATION

Commercial airline service is available at Bismarck, Minot, Dickinson, and Williston, North Dakota. The following is information on each of these airports:

Minot, North Dakota: Minot International Airport (MOT) boasts the newest and largest commercial terminal in the state of North Dakota, with air service provided by Delta, United, and Allegiant. For more information visit www.motairport.com.

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.

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.flywilliston.net.

Bismarck, North Dakota: The Bismarck Municipal Airport is approximately 146 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 about the Bismarck Airport, please visit www.bismarckairport.com. Complete aeronautical information can be found at www.airnav.com/airport/KBIS.



OFFERING PRICE

Price Reduced to \$1,800,000

Acceptable terms for purchasing this property include, but are not limited to cash at closing, new loan, or 1031 tax exchange. No portion of the purchase transaction will be financed by seller.

The Seller reserves the right to effectuate a tax-deferred real estate exchange for all or part of the sales price, pursuant to Section 1031 of the Internal Revenue Code and the Treasury Regulations promulgated there under with no liability or expense to be incurred by the Buyer (in connection with the 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 \$50,000 (Fifty 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.

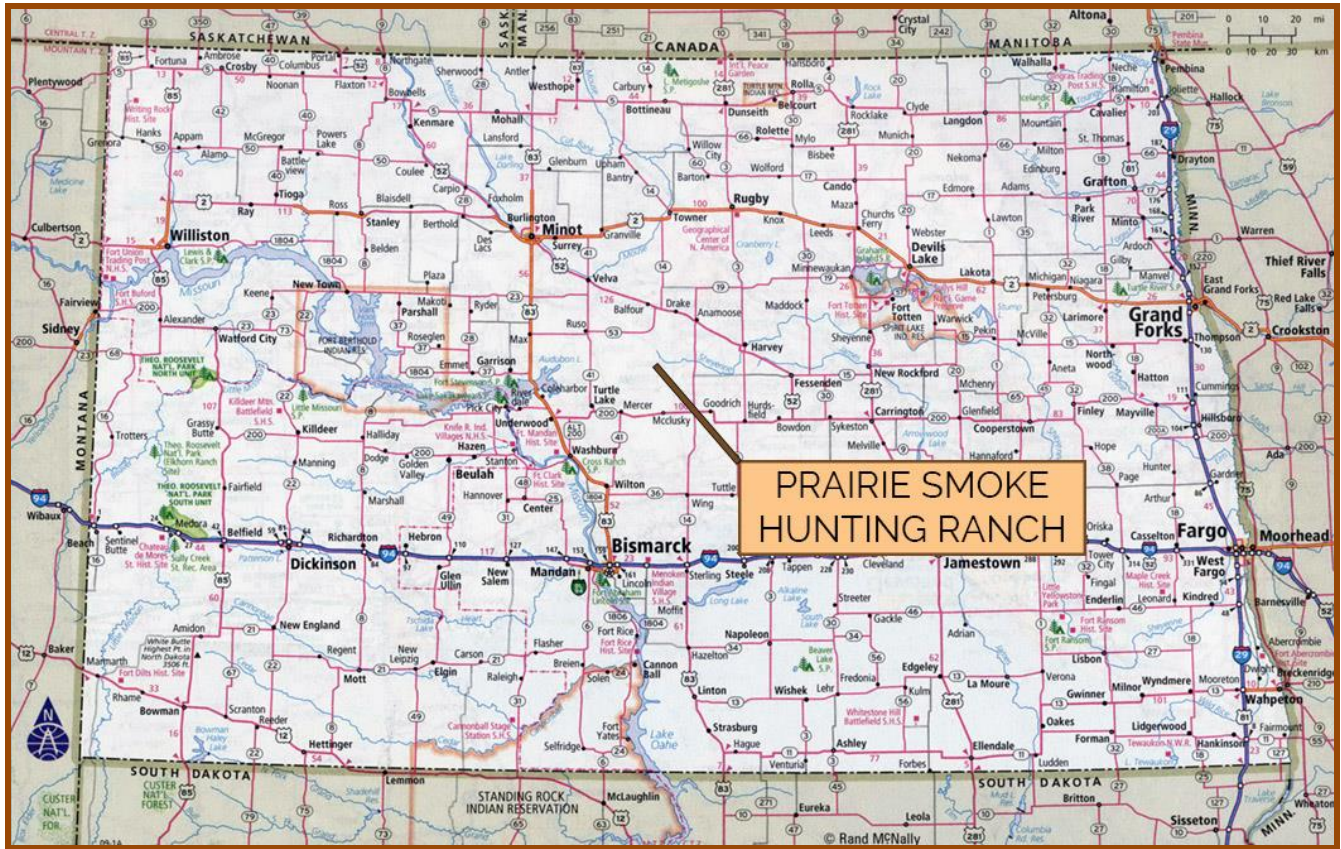
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



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 either 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.**

STATE LOCATION MAP

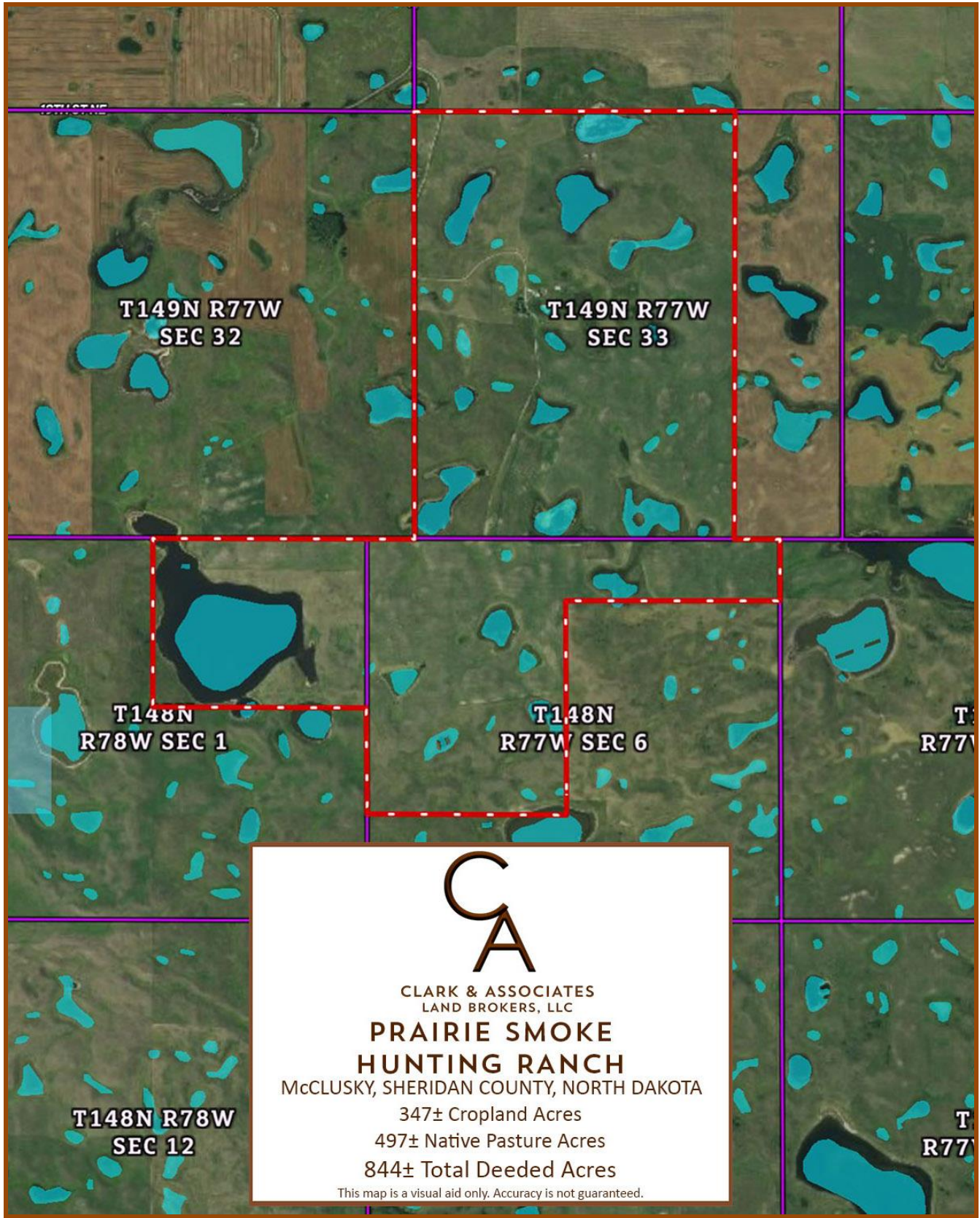


NOTES

PRAIRIE SMOKE HUNTING RANCH TOPO MAP



PRAIRIE SMOKE HUNTING RANCH ORTHO MAP



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



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Licensed in WY, SD, ND &
MT



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Greybull, WY Office

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Greybull, WY 82426

Ken Weekes – Sales Associate

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Licensed in WY

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 North Dakota Real Estate Commission