



Flat Top Ranch

SQUAW GAP, ND



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Flat Top Ranch

Squaw Gap, ND | McKenzie County

4,867 Acres | \$3,400,000

Executive Summary:

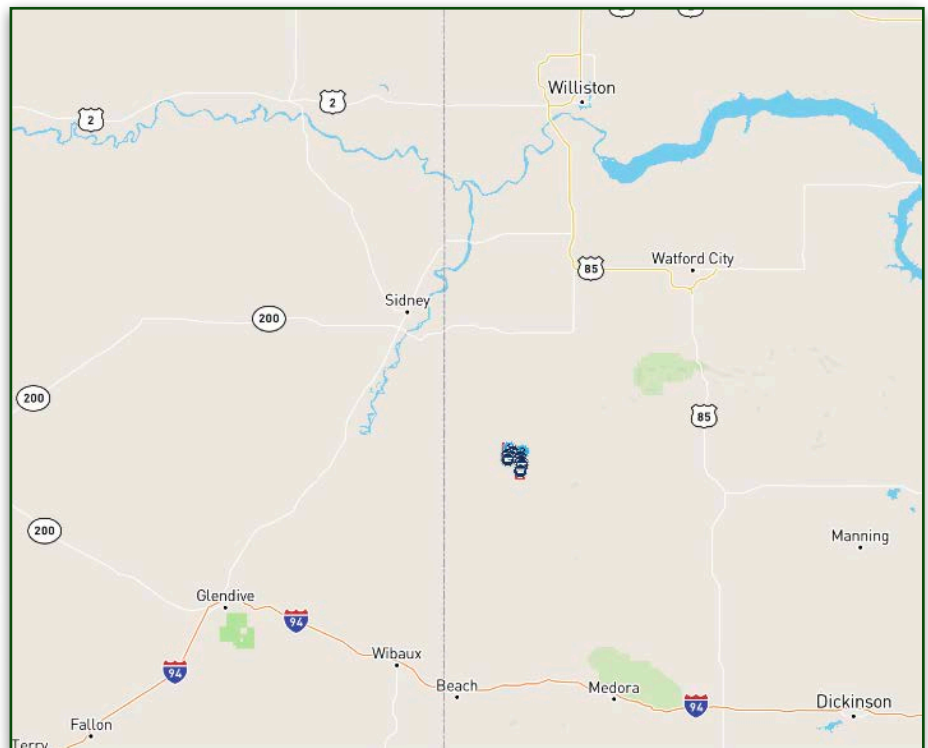
Situated on the western edge of the Little Missouri National Grasslands in extreme western ND, near the famed Theodore Roosevelt National Park, the vistas on the Flat Top Ranch are only the beginning. With productive and fertile hay meadows, heavily sodded grassland, well-kept improvements, extensive pipeline water system, timber and brush filled coolies and canyons, the Flat Top Ranch is a complete well-balanced ranch property with picture book scenery





Location:

The ranch is located approximately 50 miles north of Beach, ND or 43 miles southeast of Sidney MT. The ranch gate is just 4 miles off ND Hwy 16 on Flat Rock Rd., a well-maintained McKenzie County Rd. providing exceptional all weather access to the HQ and beyond. Nearby Locations:





Locale:

The area surrounding the Flat Top Ranch is comprised almost exclusively of ranching operations of various sizes with larger farm operations located a short distance to the south in the Beach, ND area. As an agricultural hub, Beach provides agri-business resources, retail businesses, medical clinics and a vibrant community. Nearby Sidney, MT is rich in historical and natural beauty, with the Yellowstone River and several historical attractions in the area. Watford City, ND is the county seat for McKenzie County and is located approximately 60 miles northeast of the Ranch. Now one of the 12 largest towns in ND, Watford City grew from a population of 1,744 in 2010 (US Census) to 6,390 in 2016.

International air service is available just over an hour 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 AeroJet. Regional air services are available in Dickinson, ND, as well as smaller, municipal airports in Beach, ND, Watford City, ND, and Sidney, MT.





Size/ Acreage:

Named for the notable landmark butte near the entrance of the ranch, the Flat Top Ranch encompasses 4,867 acres in all, consisting of 2,467 acres deeded and 2,400 acres secure low-cost lease.

2,467 +/- Acres Deeded
1,760 Acres Little Missouri Nat'l Grassland Permit
640 Acres North Dakota State Lease
4,867 +/- Acres Total

The Grasslands Grazing Permit is rated for 684 animal unit months (aum) and it comes to approximately \$1.45/aum. The 640 acre State Lease is tightly held and costs approximately \$3,400.00 per year.





Operation:

For years, the ranch has been operated as a registered angus enterprise and is fenced and cross-fenced to provide easy movement through a well-planned rotational grazing system. The grazing lands on the Flat Top are comprised of rolling and varied terrain with many timbered and brushy coolies and canyons providing exceptional protection for both livestock and wildlife in the winter months and shade in the summer. The hay meadows on the ranch historically produce ample winter feed. After weaning, the cow herd is normally grazed through late fall and into the winter. To provide more flexibility for the owner, part of the ranch is currently leased to a neighboring rancher. While an extended tenancy is possible, no commitment has been made for continued post sale tenancy.





Improvements:

The Headquarters include a comfortable 3 bedroom 2½ bath ranch style home with detached garage and a large fenced yard, along with a 40x100' insulated horse barn with built in stalls, and two 60x80 calving barns along with a full set of working pens. Additionally, the ranch is well improved in terms of roads, trails, fences, wells and waterline.





Water:

Water on the ranch is plentiful and is provided by five electric wells, seasonal creeks, springs and several well-placed reservoirs. Several miles of pipeline through the ranch distribute water throughout the grassland and is fed into tanks.

Minerals:

While no warranties or representations are made by the Seller as to the exact status of mineral interests, none of the Sellers oil, gas, or hydrocarbon interests transfer with title.

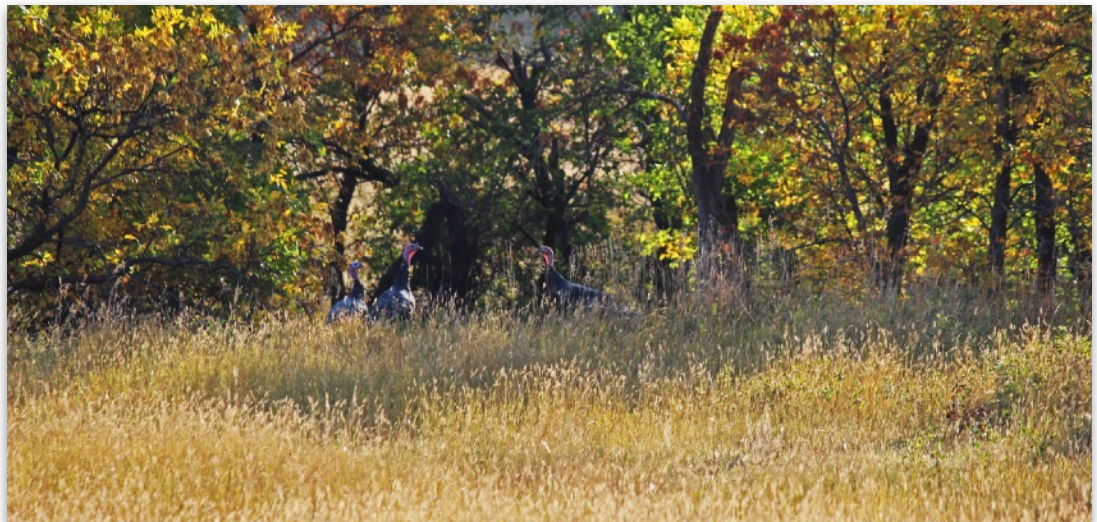
Many of the high ridges and buttes contain rich reserves of Scoria and sales of scoria to local contractors has been common in recent years.

The seller's scoria interests are included in the asking price and shall transfer with title.



Recreation/Wildlife:

The size and topography of the ranch provides a virtual enclave for a host of wildlife and game species. Some of the most prevalent are mule and white tail deer, pronghorn, coyotes, wild turkey, grouse, pheasant and sage hens. Elk sightings are becoming more commonplace. The ranch has not been commercially hunted and the wildlife populations are extraordinary. Western North Dakota is an area as rich in history as it is in natural resources and has become increasingly noted for its breathtaking scenery, charming towns, friendly faces and abundant recreational opportunities and the Flat Top Ranch is well positioned for the outdoor enthusiast to enjoy nature at its finest. Some of the most popular local attractions include the Theodore Roosevelt Badlands National Park and the Maah Daah Hey Trail (a 96-mile trail within the Park), the Bully Pulpit Golf Course, The Medora Music Show, Lake Sakakawea, the Missouri, Little Missouri and Yellowstone Rivers, along with hunting and fishing of all kinds.





Wildlife & Hunting Opportunities

The ranch has not been commercially hunted and the wildlife populations are extraordinary. Some of the most prevalent are mule and white tail deer, pronghorn, coyotes, wild turkey, grouse, pheasant, and sage hens. Elk sightings are becoming more

Lake Fishing

[Lake Sakakawea State Park](#), known for its premier fishing, is home to walleye, northern pike and chinook salmon. It's the third largest man-made reservoir in the nation, and a fishing getaway without having to go far! The nearby Missouri River provides excellent paddlefish, as well as bass, walleye, trout, perch in nearby dams and lakes.



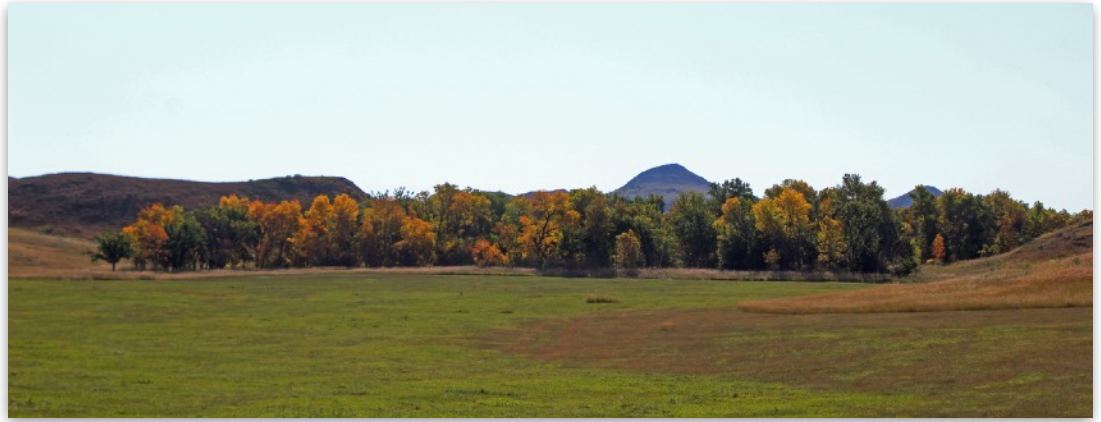
Bully Pulpit Golf Course

You'll find yourself fully immersed in the Badlands as you meander through meadows and woodlands, skirt along the Little Missouri River, and tee off from one butte to another. Just 65 miles away, [this is one golfing adventure](#) you're not soon to forget.

Outdoor Recreational Opportunities

Enjoy the rugged natural beauty of the [Teddy Roosevelt National Park](#), the [Maah Daah Hey Trail System](#) that offers more than 8 distinct badlands trails and camping options, the [Medora Musical](#) that performs live and outdoor shows, the Medora Hot Air Balloon Rally, and many more local outdoor attractions.





Price:

The asking price for the Flat Top Ranch is \$3,400,000.00 Cash, US Currency. The Seller reserves the right to effectuate an IRC Section 1031 Tax Deferred Exchange and will require the Buyer's cooperation in so doing. No cost or delay for Seller's Exchange shall be incurred by the Buyer.

Taxes:

2109 Taxes: \$1,266.49

Broker's Comments:

The Flat Top Ranch is truly situated in one of the most desirable regions of the Country and with the nearly equal deeded and low-cost leased acres is an economically sized and priced opportunity that is hard to find! Hewitt Land Company is pleased to offer The Flat Top Ranch exclusively for private treaty sale at \$3,400,000 USD.



Legal Description

TOWNSHIP 146 NORTH, RANGE 103 WEST, MCKENZIE COUNTY, NORTH DAKOTA:

Section 30: All

Section 31: All

Section 32: All

Section 33: NE 1/4,

TOWNSHIP 145 NORTH, RANGE 103 WEST, MCKENZIE COUNTY, NORTH DAKOTA:

Section 6; N 1/2, SE 1/4,

Leased Description

TOWNSHIP 146 NORTH, RANGE 103 WEST, MCKENZIE COUNTY, NORTH DAKOTA:

Section 33: NW 1/4, S 1/2

TOWNSHIP 145 NORTH, RANGE 103 WEST, MCKENZIE COUNTY, NORTH DAKOTA:

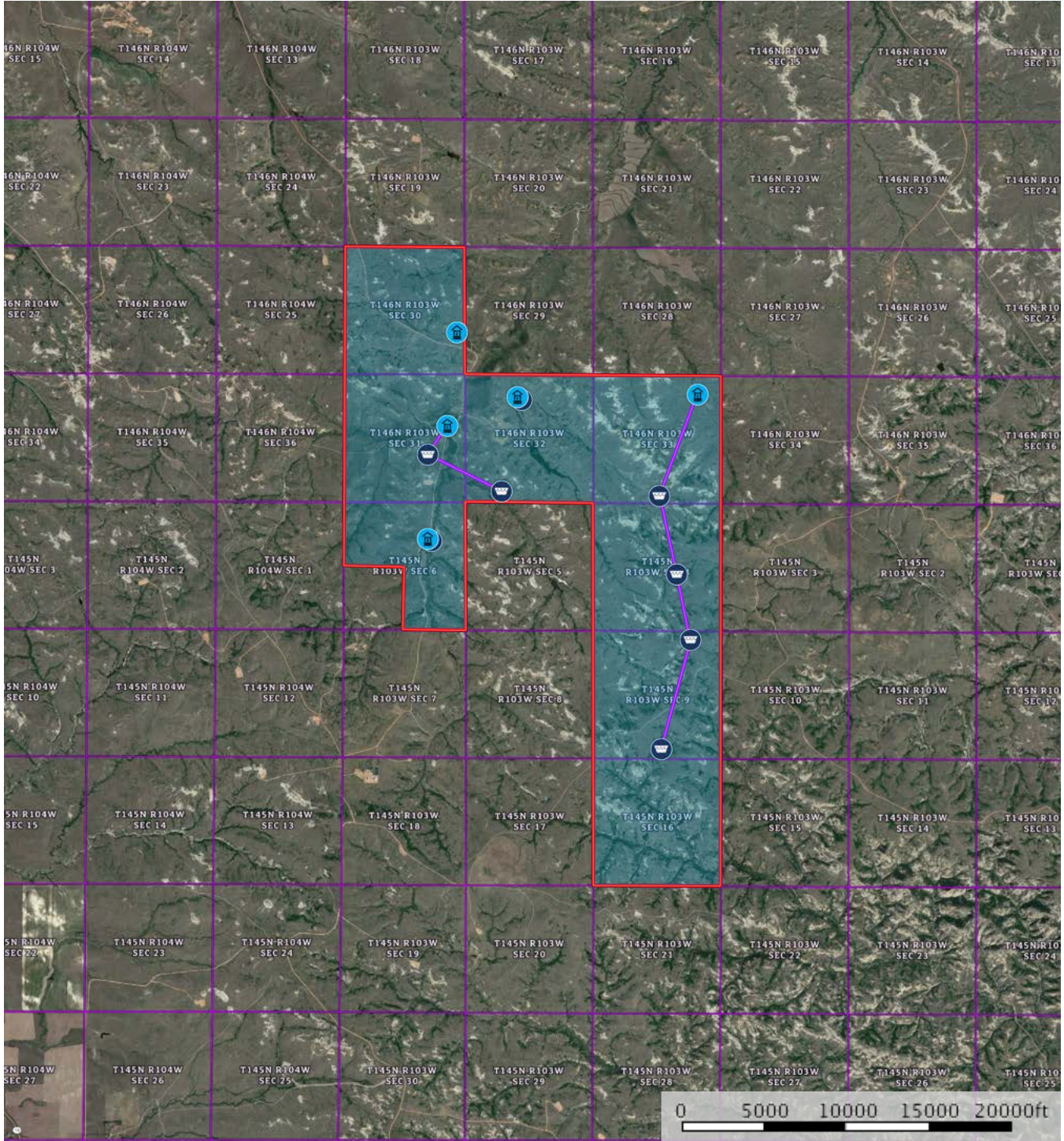
Section 4: All

Section 9: All

Section 16: All

Acreages have been derived from sources deemed reliable, however, they are not guaranteed to be accurate. Buyers shall be aware that the fences may not follow the property boundaries. This offering is subject to change, withdrawal or prior sale without notice.

Aerial Map



Well Water Tank Water Line Boundary

1 **REAL ESTATE RELATIONSHIPS DISCLOSURE**

2 **South Dakota real estate brokers are required to develop and maintain a written office policy that sets forth agency and brokerage**
3 **relationships that the broker may establish. The broker must disclose in writing the types of agency and brokerage relationships the**
4 **broker offers to consumers and to allow a consumer the right to choose or refuse among the various real estate relationships. The**
5 **following real estate relationships are permissible under South Dakota law.**
6

7 **X Single Agent-Seller’s/Landlord’s Agent:** Works on behalf of the seller/landlord and owes duties to the seller/landlord, which include good
8 faith, loyalty, and fidelity. The agent will negotiate on behalf of and act as an advocate for the seller/landlord. The agent may not disclose
9 confidential information without written permission of the seller or landlord.

10 **X Single Agent-Buyer’s/Tenant’s Agent:** Works on behalf of the buyer/tenant and owes duties to the buyer/tenant which include good faith,
11 loyalty, and fidelity. The agent will negotiate on behalf of and act as an advocate for the buyer/tenant. The agent may not disclose confidential
12 information without written permission of the buyer or tenant.

13 **X Disclosed Limited Agent:** Works on behalf of more than one client to a transaction, requiring the informed written consent of the clients
14 before doing so. A limited agent may not disclose confidential information about one client to another without written permission releasing that
15 information. While working to put the transaction together, agents in a limited agency transaction cannot negotiate nor advocate solely on
16 behalf of either the seller/landlord or buyer/tenant. A limited agent may not be able to continue to provide other fiduciary services previously
17 provided to the client.

18 **Appointed Agent:** Works on behalf of the seller/landlord or buyer/tenant and owes the same duties to the client as that of a single agent. A
19 seller/landlord or buyer/tenant with an appointed agency agreement is represented by agents specifically named in the agreement. Any agents
20 of the firm not named in the agreement do not represent the seller/landlord or buyer/tenant. The named appointed agent acts solely on behalf of
21 his or her client and may only share confidential information about the client with the agent’s responsible broker or the broker’s designated
22 broker who is also named in the agreement. Other agents in the firm have no duties to the seller/landlord or buyer/tenant and may act solely on
23 behalf of another party in the transaction. The responsible broker and the broker’s designee act as a disclosed limited agent when appointed
24 agents within the same firm are representing their respective clients in the same transaction.

25 **Transaction Broker:** Exercises reasonable skill and care in assisting one or more parties with a real estate transaction without being an
26 advocate for any party. Although the transaction broker will help facilitate the transaction, the licensee will serve as a neutral party, offering no
27 client-level services (such as negotiation) to the customer. The transaction broker may not disclose confidential information about a party to
28 another without written permission releasing that information.
29

30 **Duties of a buyer, tenant, landlord, or seller:** The duties of the real estate licensees in a real estate transaction do not relieve a party to a
31 transaction from the responsibility to protect the party’s own interests. Persons should carefully read all documents to ensure that they
32 adequately express their understanding of the transaction. If legal or tax advice is desired, consult a competent professional in that field.
33

34 **All real estate licensees must provide disclosure of all actually known adverse material facts about the subject property or a party’s**
35 **ability to perform its obligations.**

36 **South Dakota law requires a written agreement which sets forth the duties and obligations of the parties as described in the brokerage**
37 **relationships itemized above.**
38

39 The office policy of Hewitt Land Company, Inc. (company) is to offer only those
40 services marked above.
41

42 By JD Hewitt (licensee)
43

44 **Acknowledgment:** I have been presented with an overview of the brokerage relationship options available and hereby acknowledge receipt of:
45 Real Estate Relationships Disclosure form
46 Consumer Real Estate Information Guide (residential property sales transaction only)
47 I understand that receipt of these materials is for disclosure purposes only and does not constitute a contract or agreement with the licensee.
48
49 Signature X Date _____ Time _____ am/pm
50
51 Signature X Date _____ Time _____ am/pm
52

53 **By marking a box and signing below, it is understood that the consumer is working without the benefit of client or transaction broker**
54 **representation.**
55

56 **X Buyer/tenant understands that Broker is not representing Buyer/Tenant as a client or working with Buyer/Tenant as a transaction broker.**
57 **Buyer further understands that Broker is acting as agent for the seller or is assisting the seller as a transaction broker.**
58
59

60 **Seller/Landlord understands that Broker is not representing Seller/Landlord as a client or working with Seller/Landlord as a transaction broker.**
61 **Seller further understands that Broker is acting as agent for the buyer or is assisting the buyer as a transaction broker.**
62

63 Signature(s) _____ Date _____ Time _____ am/pm
64

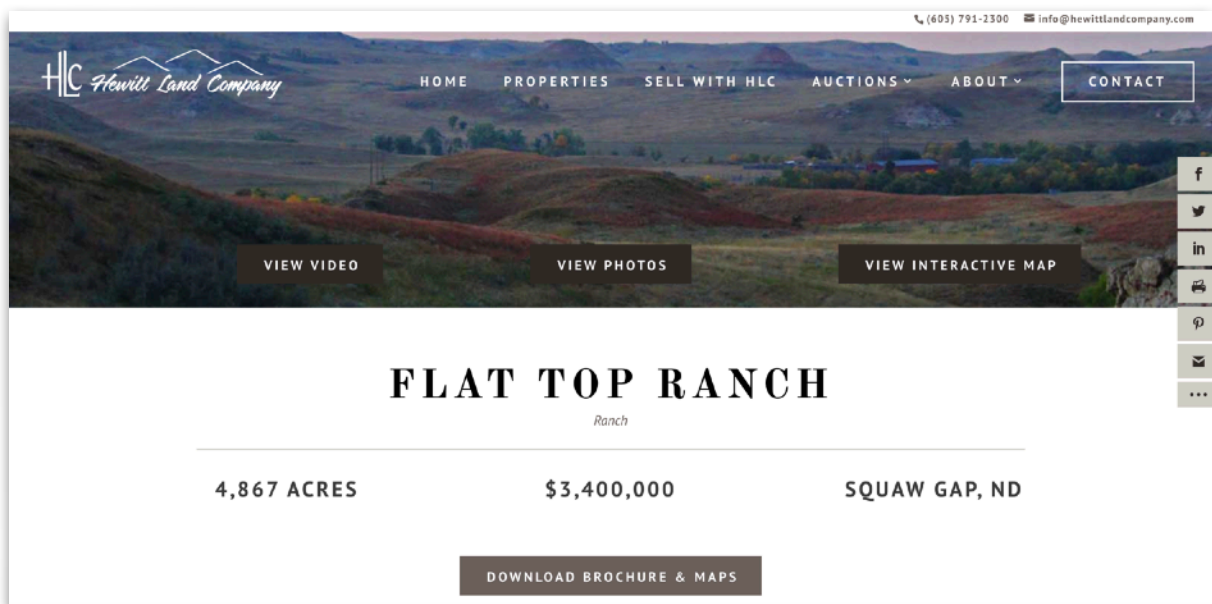


Contact a Broker

For more information or to schedule a viewing, please contact:

JD Hewitt, Broker, at 605.791.2300 or (cell) 605.347.1100 or
jd@hewittlandcompany.com

View the complete listing online, featuring video,
photo gallery and interactive map



The screenshot shows the top portion of a website. At the top right, there is a phone icon with the number (605) 791-2300 and an email icon with the address info@hewittlandcompany.com. The main navigation bar includes links for HOME, PROPERTIES, SELL WITH HLC, AUCTIONS, ABOUT, and CONTACT. The Hewitt Land Company logo is on the left. Below the navigation, there are three buttons: VIEW VIDEO, VIEW PHOTOS, and VIEW INTERACTIVE MAP. The main heading is 'FLAT TOP RANCH' with 'Ranch' in smaller text below it. Below the heading, three pieces of information are displayed: 4,867 ACRES, \$3,400,000, and SQUAW GAP, ND. At the bottom of this section is a button labeled 'DOWNLOAD BROCHURE & MAPS'. On the right side of the screenshot, there is a vertical stack of social media icons for Facebook, Twitter, LinkedIn, and Pinterest, along with a mail icon and a more options icon.



Notes

Notes



FOR MORE INFORMATION, CONTACT:

JD HEWITT, BROKER

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WWW.HEWITTLANDCOMPANY.COM