



Flat Top Ranch

Squaw Gap, ND | McKenzie County
4,867 Acres | \$3,900,000



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 45 miles north of Beach, ND or 36 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.

Locale:

The area surrounding the Flat Top 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.

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. 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 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 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.



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 \$14/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 1½ 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, it's believed that the oil, gas, and hydrocarbon mineral rights remain intact on portions of the property.

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.

All Sellers mineral, fossil fuel and scoria interests are included in the asking price.

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.



Price:

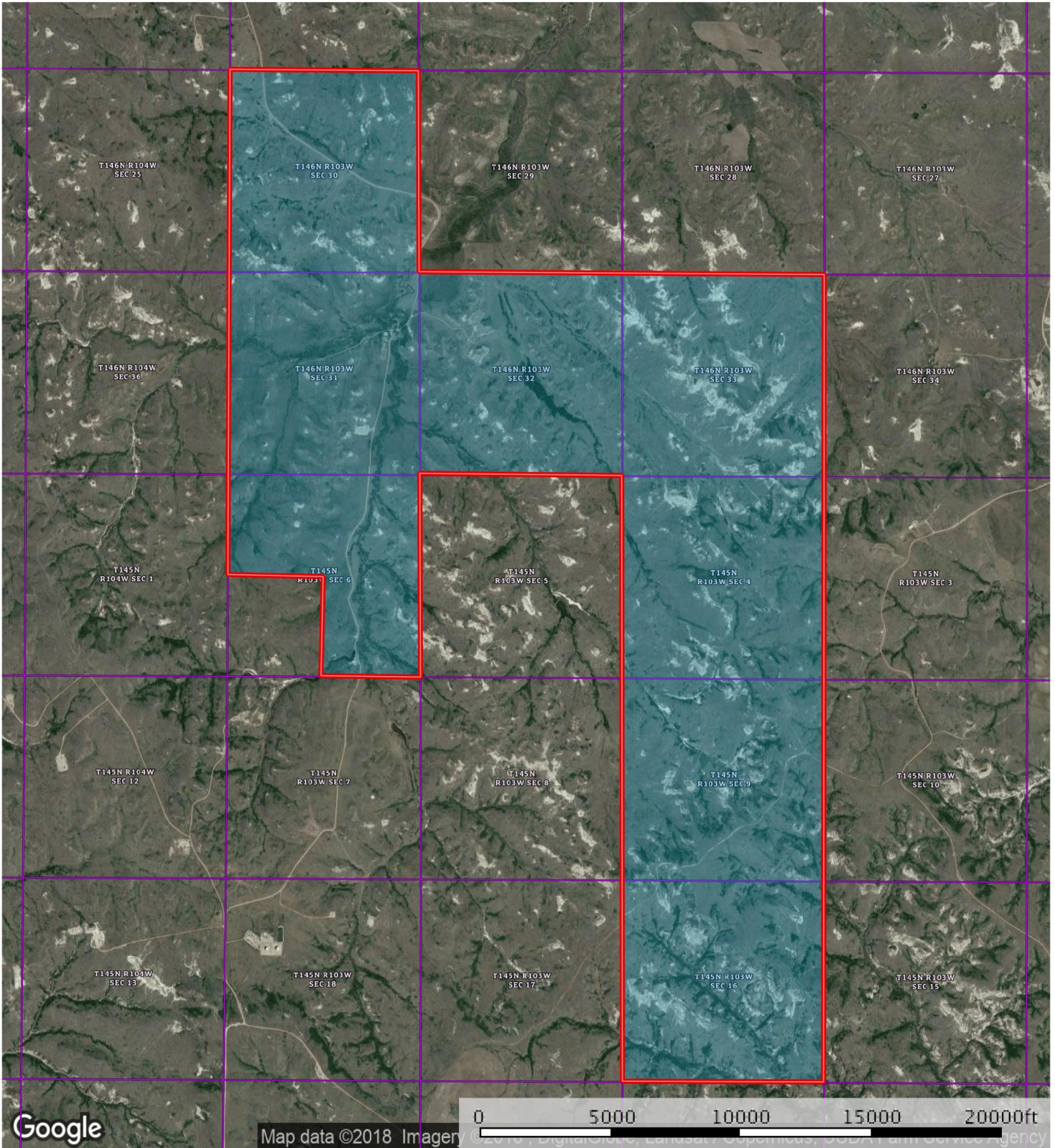
The asking price for the Flat Top Ranch is \$3,900,000.00 Cash, US Currency. The Seller reserves the right to effectuate an IRC Section 1031 Tax Deferred Exchange and will require the Buyer's cooperation in so doing. No cost or delay for Seller's Exchange shall be incurred by the Buyer.

Broker's Comments:

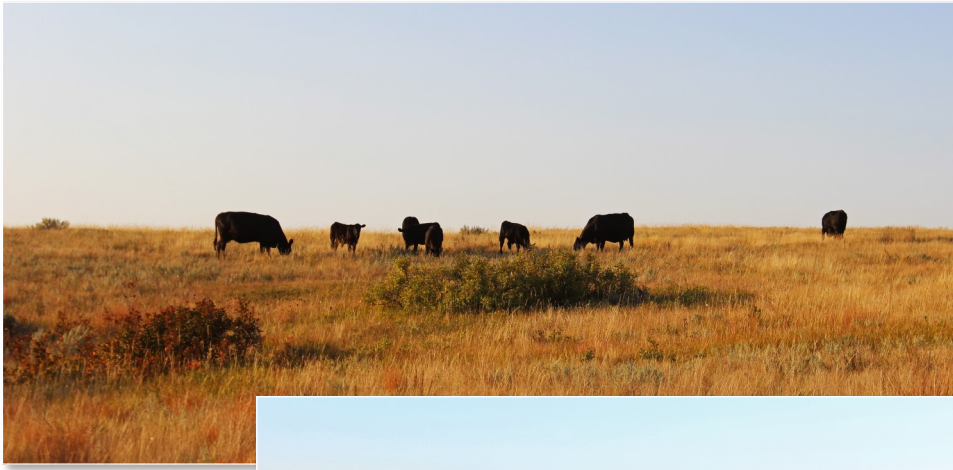
The Flat Top Ranch is truly situated in one of the most desirable regions of the Country and with the nearly equal deeded and low-cost leased acres is an economically sized and priced opportunity that is hard to find!

Hewitt Land Company, in cooperation with Fay Ranches, is pleased to offer The Flat Top Ranch exclusively for private treaty sale at \$3,900,000 USD.

Aerial Map:



Boundary



View the Interactive Maps and More Online!

For the full listing, including a video, photo gallery, interactive map, and more, visit us online at www.HewittLandCompany.com/properties

Contact

For more information and to schedule a showing, contact:

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