



## GUEST RANCH / CATTLE RANCH FOR SALE

**+/-12,130 TOTAL ACRES W/  
+/-2.5 MILES OF THE SCENIC LITTLE MISSOURI RIVER**

**+/-3630 deeded acres, including +/-640 acres of farmland, and +/-8500 acres National Grasslands allotment available.**

This awesome cattle ranch has abundant grass, good water, winter protection, located right in the midst of the beautiful badlands of North Dakota. Outstanding elk, mule deer, whitetail, turkey, and pheasant hunting.

**LOCATION:** Medora, North Dakota. The ranch is located approximately 30 miles north of town. It is approximately 180 miles from the state capital, Bismarck, ND and only 12 miles to the south lays the Theodore Roosevelt National Park.

**INCLUDES:** • 640 acres of farm land • 400 acres of dry crop land • 50 acres of flood irrigated land  
• 60 acres around buildings

**GENERAL DESCRIPTION:** The ranch has been operated as a livestock and hunting operation. Rated at 300 AU. The property is all in one block except for the farming section separated by ten (10) miles. There are five deeded pastures and six federal pastures.

**IMPROVEMENTS:** Nice older three bedroom, one bath home with approximately 1,700 sq. ft. on the main floor. It lays very close to the Little Missouri River. • 2 sets of corrals • 32'x72' barn built in 1986 • 30'x56' shop built in 1998

**WATER:** There are two (2) artesian wells and four (4) pump wells on the property and approximately six miles of pipeline with ten (10) stock tanks. There are numerous undeveloped springs and 5 reservoirs on the ranch.

**MINERALS:** Sellers reserve all mineral rights.

**WILDLIFE & RECREATION:** The ranch is abundant with elk, large mule deer, whitetail, antelope, pheasants, sharptail, and turkeys. The number one and number three state record mule deer pope and young were shot on this property. Theodore Roosevelt National Park lies to the south of the property. It is also abundant with trophy elk, mountain sheep, whitetail, bison and trophy mule deer. The Little Missouri River carries numerous fish species and excellent catfish fishing.

For the hunter, this ranch is located in one of North Dakota's prime hunting areas.

**REAL ESTATE TAXES:** \$1500 for 2005.

**PRICE:** \$4,250,000.00

**FOR MORE INFORMATION:** Tammy Ward (406) 486-5700  
or (406) 951-3907 [www.mtlandhome.com](http://www.mtlandhome.com)

For More Information & Showings Contact:

**[www.mtlandhome.com](http://www.mtlandhome.com)**



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