

## Clark & Associates Land Brokers, LLC

736 South Main Street • P. O. Box 47 • Lusk, WY 82225 • Office: (307) 334-2025 • Fax: (307) 334-0901

*Presents*

# ROSAS CANTINA RANCH

*Dickinson, Stark County, North Dakota*



**Reduced Price:** \$6,000,000

**Location:** Dickinson, ND

**Size:** 60± Deeded Acres

**2024 Taxes:** TBD

**Property Features:** Located on the edge of Dickinson, North Dakota, Rosas Cantina Ranch has been the base of operations for a select horse breeding program for many years. Encompassing approximately 60± acres loaded with mature cottonwood, fir, and ash trees, its privacy and solitude are unparalleled for such a large property on the edge of a busy community. The Heart River meanders along and through the ranch for over a mile. The ranch features a 4,300 sq. ft. six bedroom, three-and-a-half-bathroom home with an attached two-car garage. Other improvements on the Rosas Cantina Ranch include a 150' x 300' outdoor arena with barn and stall area, 36' x 60' stall barn with runs and automatic waterers, 11 pipe corrals, 50' round pen, and a 60' hot walker. A log cabin bunkhouse is in front of the stall barn with a kitchen and bathroom. Plus, there is an enclosed 40' x 60' hay barn, and a large shop with concrete floors and a work room. Equipment is included in the sale of the property. An equipment list will be made available to interested parties.

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

**Denver Gilbert –Broker, REALTOR®**

Cell: (406) 697-3961

E-mail: denver@clarklandbrokers.com

Licensed in WY, MT, ND & SD

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**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.**

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## 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 ND Real Estate Commission