



## SPACE AVAILABLE:

**Building | 2,764 SF**

**Lot | 1,800 SF (0.041 Acres)**

## PRICE:

**\$1,800,000.00**

## HIGHLIGHTS:

- Cowboy Cafe operates out of the Main Floor (1,344 SF) Second Floor is a 1,344 SF, 5 Bed/1 Bath Home.
- Roof was upgraded to metal 3 years ago.
- Electric heat on main level & forced heat upstairs.
- Central Air throughout whole building.
- Propane Gas
- City Water & Garbage (Garbage \$350/month)
- US Foods & Sysco deliveries weekly
- 14-18 Staff Members in Peak Season (Mid May to November)
- Outside structure stained in 2021.
- Original owners in their 45th year of business.
- Located in the heart of Medora, ND.



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# PROPERTY INFORMATION

**PID#:** 33-0000-01386-000

**LEGAL DESCRIPTION:** N 10' OF W 30' OF LOT 16 W 30' OF LOTS 17 & 18 (COWBOY CAFE) BLK 8

**LOT SIZE:** 1,800 SF (0.041 Acres)

**BUILDING SIZE:** 2,764 SF (2 Floors + 76 SF Warehouse/Storage)

**BUILT IN:** 1962 (Main Floor); 1992 (2nd Floor Addition); 1963 (Warehouse/Storage)

**ZONING:** Historical Integrity

**LAND USE:** Commercial

**2024 ESTIMATED TAXES:** \$954.17

**SPECIAL ASSESSMENTS:** None at this time\*

*\*Medora has never issued special assessments to properties.*



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## THEODORE ROOSEVELT NATIONAL PARK

### ESCAPE, EXPLORE & EXPERIENCE THE BADLANDS

When Theodore Roosevelt came to Dakota Territory to hunt bison in 1883, he was a skinny, young, spectacled dude from New York. He could not have imagined how his adventure in this remote and unfamiliar place would forever alter the course of the nation. The rugged landscape and strenuous life that TR experienced here would help shape a conservation policy that we still benefit from today. The park is comprised of three separate areas of land. The North and South Units feature scenic drives, wildlife viewing, hiking, visitors' centers, ranger-led programs and much more. The undeveloped Elkhorn Ranch Unit preserves the site of Roosevelt's 'home ranch' in a remote area along the Little Missouri River.



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## EXPLORE MEDORA!

Old traditions? Meet new adventures. Between backcountry hikes and big stars under bright lights, Medora's got a little something for everyone.



### **CHATEAU DE MORES** *HOME OF THE MARQUIS DE MORES*

This 26-room, two-storey frame building was built in 1883 as the summer residence of the Marquis's family. The Chateau is now a historic house museum and contains many of the original furnishings and personal effects of the de Mores family.



### **THE MAAH DAAH HEY TRAIL** *150 MILES OF BADLANDS*

This 150-mile trail traverses the Badlands, Little Missouri National Grasslands, private land, and the North & South Units of Theodore Roosevelt National Park. It draws people from all over the world to hike, bike, and horseback ride in the Badlands. The Trail received a 2022 Bicycling Travel Award as Best Hidden Gem in the United States.



### **THEODORE ROOSEVELT** **PRESIDENTIAL LIBRARY**

Experience the Badlands the way Theodore Roosevelt would have in 1883! Our friendly trail guides will take you on a Badlands adventure along buttes and canyons that are sure to create unforgettable memories.



### **MEDORA MUSICAL** *THE GREATEST SHOW IN THE WEST*

Celebrate 60 years of the Medora Musical! A little history. A little humor. A whole lot of Western spirit. It's good old-fashioned family fun with thrilling variety acts, live horses on stage, a firework finale, and new twists each summer. All while celebrating the history of Medora, Teddy Roosevelt, and the historic American West.

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**BULLY PULPIT GOLF COURSE**  
*BREATHTAKING BADLANDS GOLF*

Bully Pulpit is chiseled right out of the North Dakota Badlands in a site unlike any in the world. A round here is one you won't soon forget.



**POINT TO POINT PARK**  
*MEDORA'S NEWEST ATTRACTION!*

Home to mini golf, zipline adventures and a lazy river pool modeled after the Little Missouri, Point to Point Park is a do-it-all destination for family fun..



## ABOUT MEDORA!



Medora began as a military cantonment called Little Missouri. It was officially named Medora in 1883 by the Marquis de Mores, an entrepreneurial French nobleman with a big dream for a meat-packing empire. He named the town after his wife, Medora von Hoffman.

That same year, a young Theodore Roosevelt made his first visit to Medora — where he would later find solace and strength after the death of his wife. Many years after that, he would tell an audience in Fargo: “I never would have been President had it not been for my time in North Dakota.”

Medora is now North Dakota's #1 tourist destination!

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# DEMORES ELEMENTARY SCHOOL



The Billings County School District has two pre-k through eighth grade schools. One is located in historical Medora and the other is located 15 miles north of Belfield along Highway 85. The school buildings are in beautiful condition and enrollments have remained stable the past three years with about 55 students at each school. The district has very involved parents, with almost 100% parental participation in parent/teacher conferences. Billings County is proud of the excellent staff employed at both schools. Both of the schools are located in small rural settings, with wonderful educational environments.

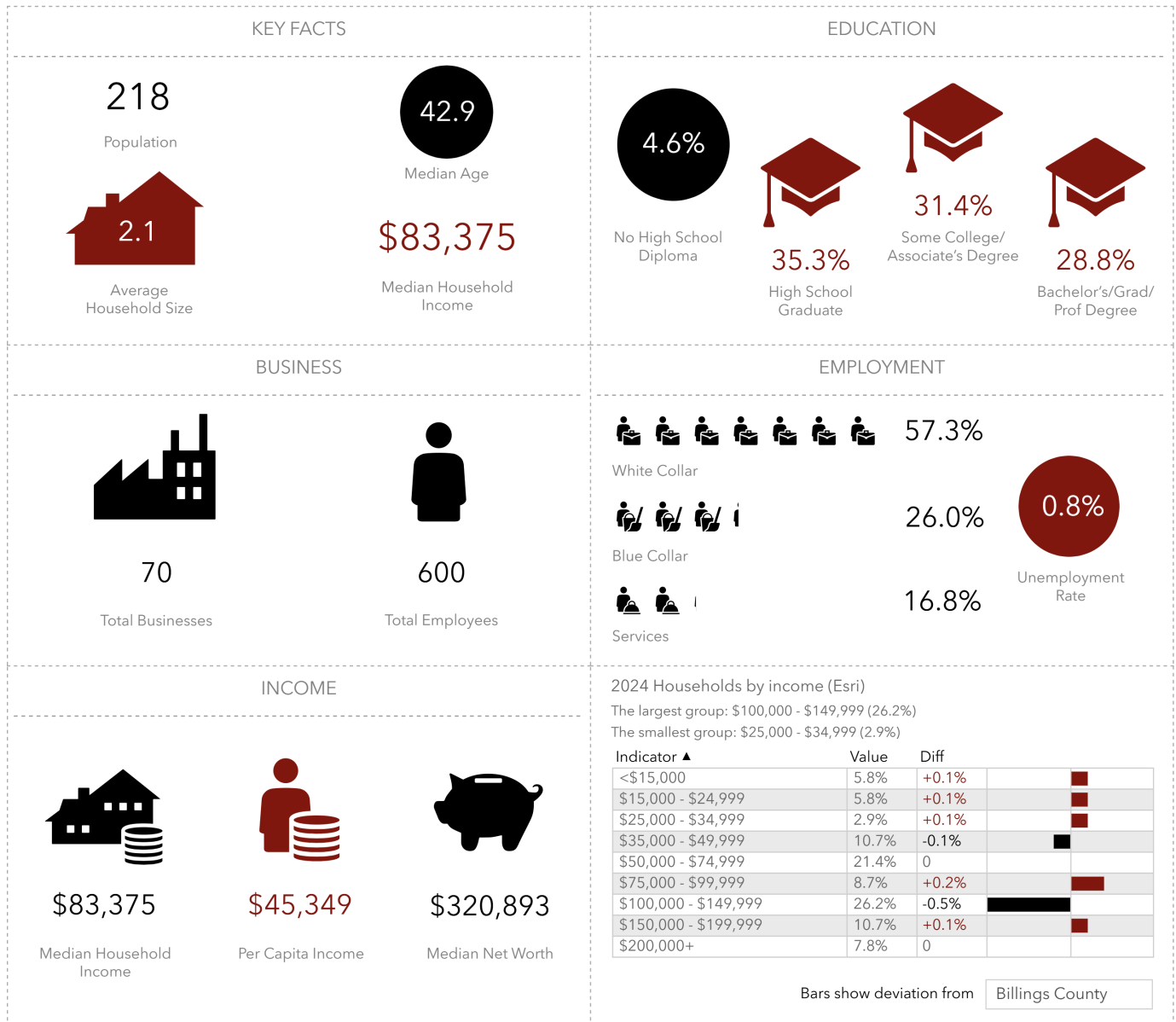


**DEMORES SCHOOL ADDITION IS ESTIMATED TO BE COMPLETED IN TIME FOR THE 2025-26 SCHOOL YEAR!**

## AREA DEMOGRAPHICS - 5 MILES

### Key Facts

215 4th St, Medora, North Dakota, 58645  
Ring of 5 miles

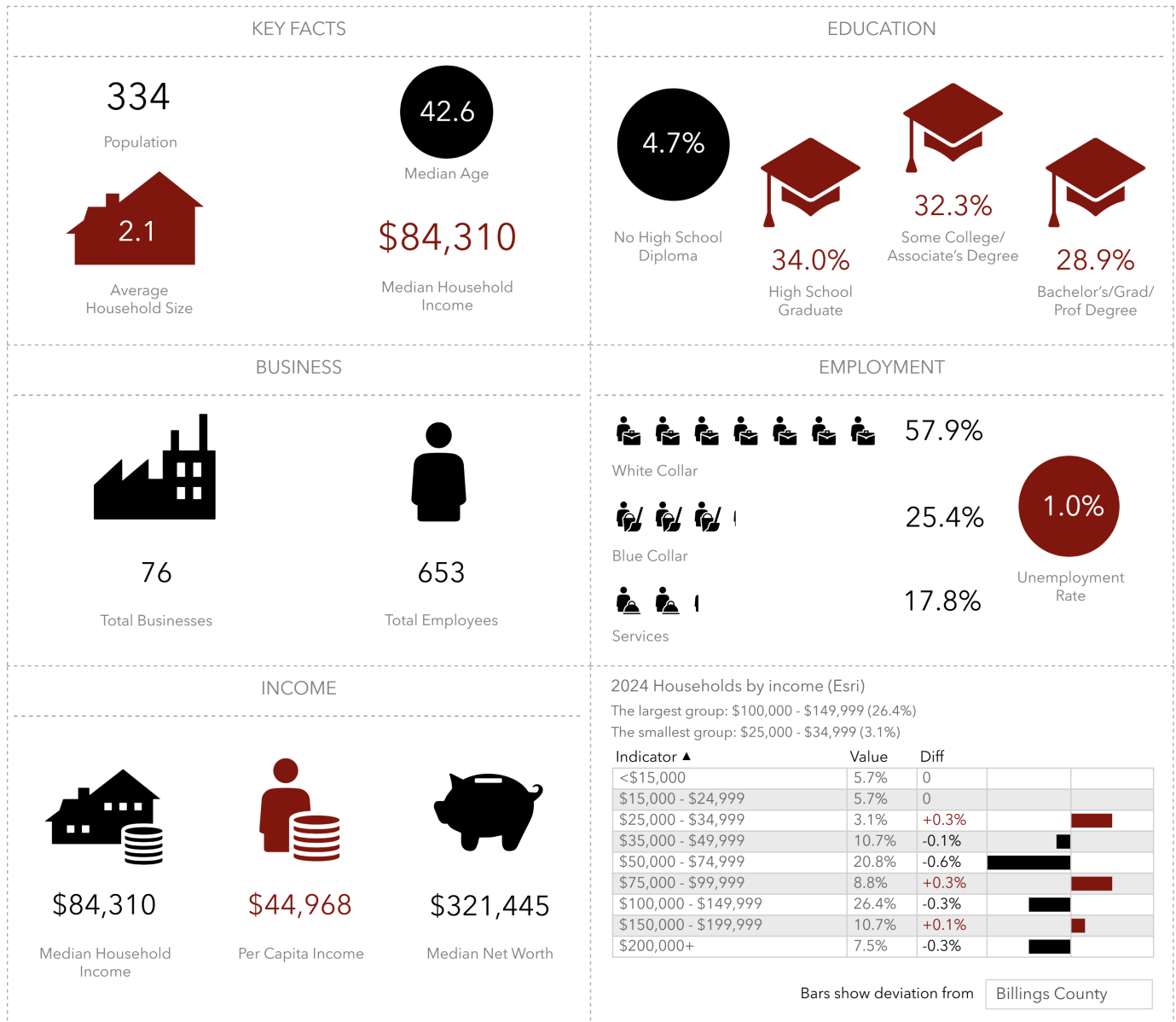


Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2025 Esri

## AREA DEMOGRAPHICS - 10 MILES

### Key Facts

215 4th St, Medora, North Dakota, 58645  
Ring of 10 miles



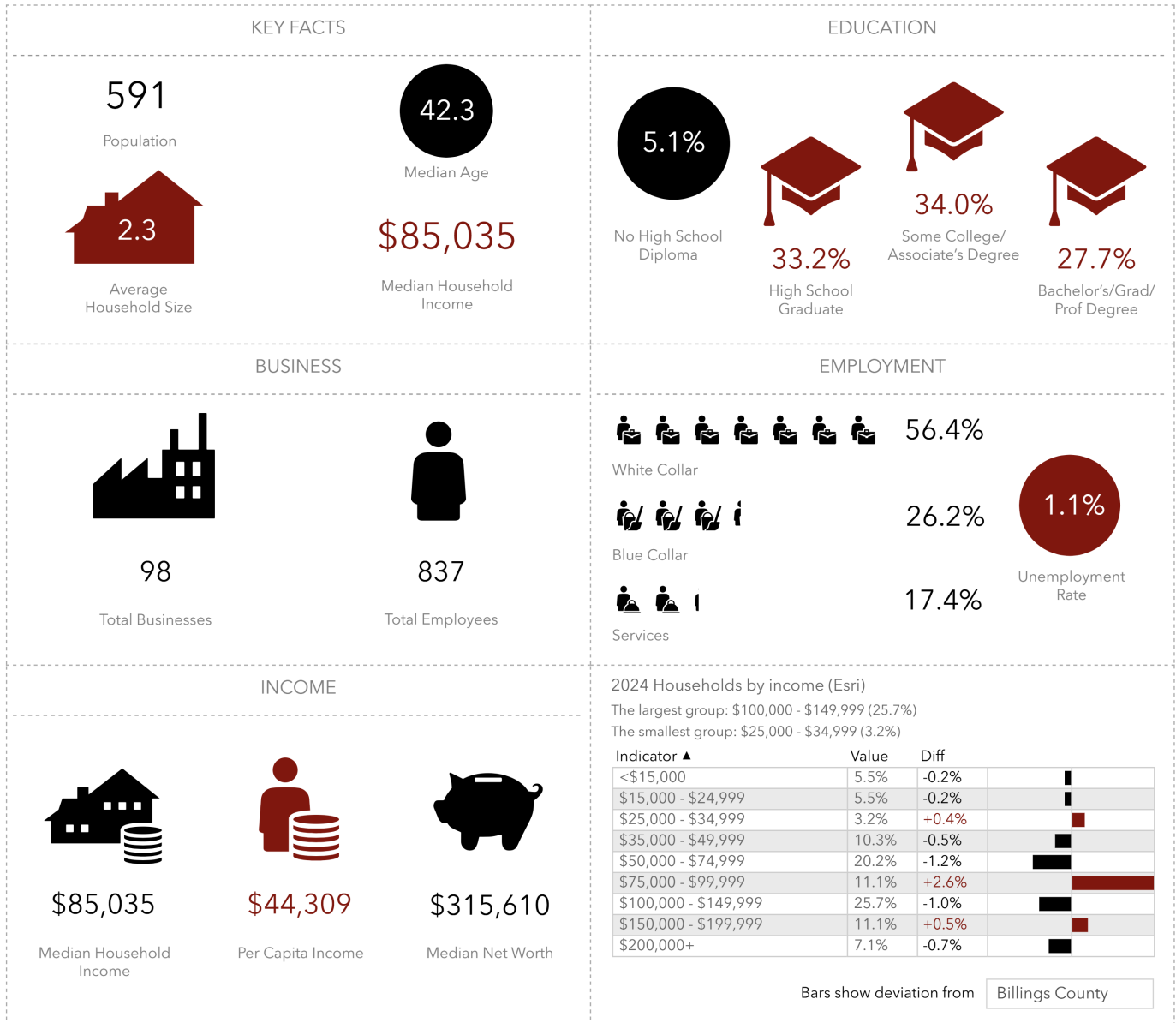
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## AREA DEMOGRAPHICS - 15 MILES

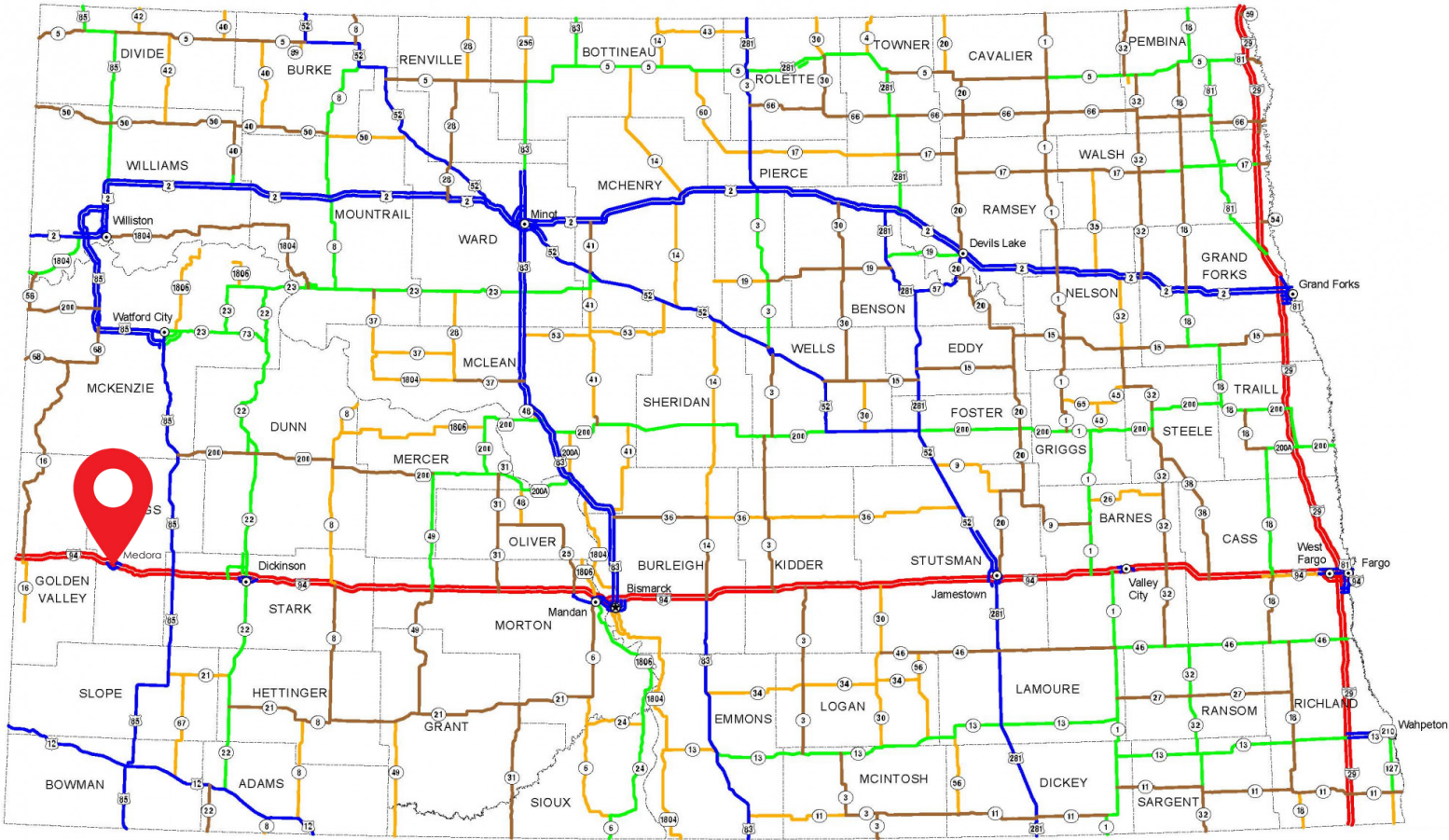
### Key Facts

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Ring of 15 miles



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2025 Esri

# LOCATION MAP



## DISTANCES TO AIRPORTS

- 37 Miles from Dickinson\*
- 133 Miles from Bismarck\*
- 128 Miles from Williston\*
- 208 Miles from Minot\*
- 327 Miles from Fargo\*
- 384 Miles from Grand Forks\*

\*International Airport locations

\*Municipal Airport location

\*Regional Airport location

- Interstate
- Interregional
- State Corridor
- District Corridor
- District Collector

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