

Pifer's

WATERFOWL & UPLAND GAME HUNTING | NEW 3-WIRE ELECTRIC FENCING

40 ACRES | MOUNTRAIL COUNTY, ND

PRICE: \$65,000

Pifer's Auction & Realty
510 7th St. NW
Steele, ND 58482



Darin Peterson
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40 ACRES | MOUNTRAIL COUNTY, ND

PROPERTY NOTE

This is an excellent opportunity to acquire 40 +/- acres of native prairie in Stave Township. Known for its incredible waterfowl, upland, and big game hunting, this property is also surrounded by nearly 3,000 +/- acres of public hunting ground such as WPA's, PLOTS, and ND State Trust Lands. If you are a rancher, a brand new 3-wire electric fence borders the property and would be ideal for grazing livestock. Don't miss this chance to purchase this 40 +/- acre property in Mountrail County!

- All but 1 +/- acre is subject to USF&W Wetland and Grassland Easements.
- Property subject to Ducks Unlimited Wetland Mitigation Site Access and Management Easement (attached).
- Ducks Unlimited has access/management rights to keep it in current condition. Haying and grazing are allowed per USF&W easement restrictions.
- The property was used for wetland mitigation, or habitat offsets for other development projects in the area.
- Landowner / tenant lease in place through 2027.

DRIVING DIRECTIONS

From Berthold, ND, go 4 miles west on US Hwy. #2 to Old Hwy. #2. Go 9 miles west on Old Hwy. #2 to 62nd Ave. NW. Go 2 miles north on 62nd Ave. NW to 67th St. NW. Go 1 mile east on 67th St. NW to 61st Ave. NW. Go a half mile south on 61st Ave. NW to the northwest corner of the property.



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PROPERTY INFORMATION

Acres: 40 +/-
Legal: S½S½NW¼ Less Outlot 2 & Outlot 1 of S½NW¼ 36-157-88
Pasture Acres: 40 +/-
Taxes (2025): \$78.40



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