

FARMSTEAD FOR SALE

55.51 +/- Acres • Sheridan County, ND



4 BED | 4 BATH | AMAZING WILDLIFE

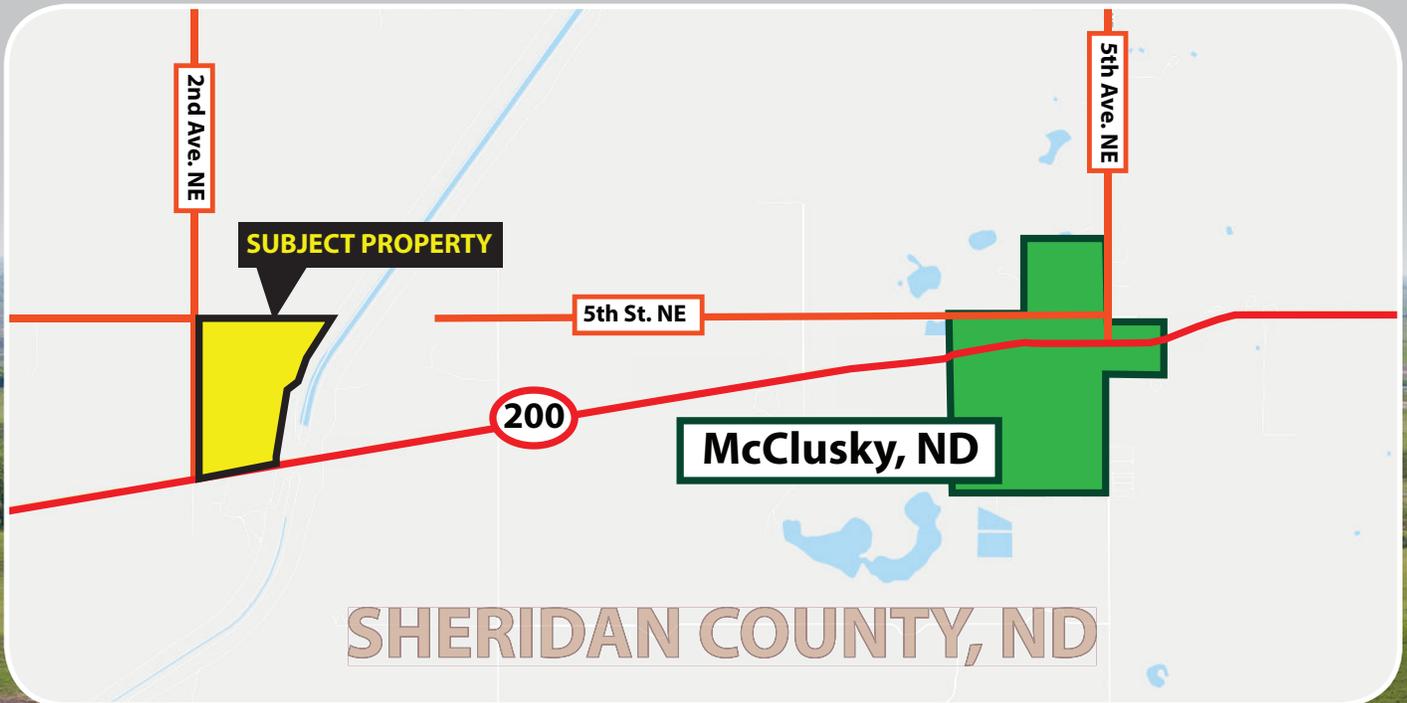
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Property Information

Property Note: Approximately one hour north of Bismarck or south of Minot, ND, this beautiful county setting offers the best in country living, a custom-built house, 55 +/- acres with grassland, pasture, and many trees planted by the owners. The 3,336 sq. ft. house is situated on 55 + acres of grassland, in the heart of the Missouri Coteau Region in Central, North Dakota. This property is a wildlife lover's dream property as it offers world class hunting and fishing nearby. Plus bird and wildlife watching is an everyday occurrence year round right outside your door! The quiet rural location makes it ideal for whatever you want it to be!



DRIVING DIRECTIONS:

2 miles west of McClusky on Hwy. #200 to 2nd Ave. NE.



Contact

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PRICE: \$394,900



PROPERTY INFORMATION:

Legal Description: Part of NW1/4 lying North of the RR Less Canal 9-146-77

Year Built: 1994

Lot Size: 55.51 +/- Acres

Taxes (2018): \$1,010.59

House Size: 3,336 sq. ft.

Bedrooms: 4

Bathrooms: 4

Garage: 3 stall

THE HOUSE:

The house is situated away from the highway and surrounded by pasture/grassland and many trees, to maintain the solitude and quietness allowing you to enjoy the natural surroundings of the area and the property.

The house is connected to high speed internet and rural water, featuring a high-efficient propane heating and cooling systems providing for a comfortable living environment! The propane tank is owned by the sellers.



Property Information



ADDITIONAL BUILDINGS:

An open front garage building with an overhead door, is located in the pasture just to the northeast of the house. There are also several small storage sheds located in the yard, including a dog kennel.



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THE AREA:

This beautiful house and acreage is situated in the heart of the Missouri Coteau Region of North Dakota and is known for the numerous prairie potholes, waterfowl, upland birds, and deer production. The property is located just two miles west of McClusky on Hwy 200. McClusky is a small friendly town with farming, ranching, great hunting and fishing recreation as the main activities. The property is only 60 miles from Bismarck and 80 miles from Minot.





THE WILDLIFE:

The owners have placed an emphasis on wildlife preservation, production, and habitat for the enjoyment of hunters or bird watchers. They have increased ducks, geese, pheasants, sharp-tail grouse, Hungarian partridge and deer populations on the property. Many trees have been planted on the property to enhance the aesthetics of the site.

The McClusky Canal is a 100 plus mile canal created by the Garrison Diversion Project with Missouri River water from Lake Audubon. The Canal has water up to Mile Marker 58 just to the north east of McClusky and provides fishing, hiking and hunting along the canal.

Lake Sakakawea to the west, and Devils Lake to the east are known for some of the world's finest wall-eye fishing as well as Northern Pike, Small Mouth Bass, White Bass, and Perch; Salmon are occasionally caught in the deeper waters near the dam or the tailrace.



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