



CRP & Farm Land - Great Hunting, 582 acres, Burke County, North Dakota, 582.00 Acres **\$699,900.00**

- Agriculture, Big Game, House, Lake/Pond, Upland Bird, Waterfowl

Here is an opportunity to purchase 582 acres located in Burke county, ND along highway 40 between Columbus and Powers Lake. There are 5 parcels totaling 582 all continuous acres. The owners of the land currently have about 301 acres in CRP.

There are two parcels under CRP contract on the farm. All contracts expire on Nov. 30, 2022. Here's the numbers: The 1st contract is \$30.85/acre 250.8 acres, the 2nd contract \$32.37/acre 50.3 acres and the remaining acreage is native cattle grazing property. Back in the days the entire 582 acres was a producing agriculture farm. There are many ponds and water holes located on this 582 acres which create an amazing water fowl hunting opportunity. The terrain is made of of many rolling hills and draws, which also creates excellent deer hunting habitat.

So one could purchase this property and collect a return with the CRP income and one could also lease out the remaining acreage to someone for cattle grazing rights. Someone could also see the excellent hunting opportunity from the many water holes and ponds for waterfowl or the rolling hills for great deer hunting habitat. The third option would be returning the property back into a producing agriculture opportunity.

This parcel does have a dwelling area that use to occupy the original farm yard, so there are power utilities located on the property. So one can see that there are many opportunities with this listing please call us for more info on this property.

Main Info

- Postal / Zip Code : 58727
- Lot Size Acres : 582.00 Acres
- State / Province : North Dakota
- Dwelling : No
- County : Burke
- Closest City : Columbus

Home Info

- Elevation : 0

Taxes

Estimated Taxes per year are \$0.00

Parcel # - 03233000, 03234000, 03180000, 03354000, 03134000, 03133000

Broker Info



Joe Bender

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Joe's knowledge in residential, commercial, ranch and agriculture lands, along with experience in selling lake properties, and a true appreciation for North Dakota, makes working with Joe right choice. Since moving to Bottineau, North Dakota in 2005 where he calls home today with his wife Angela and two kids Alex and Abby, Joe has been selling real estate for the past 9 years. Joe now owns Four Seasons Realty in Bottineau and with his background in business management, residential and land development; it has made him a top successful Broker in the area. Joe's willingness to go the distance for his clients and his ability to understand the Dakota diversity of lands has created a great working relationship with his clients. When he is not listing and selling, Joe is an avid hunter, from sitting in his tree stand to flushing upland game. Joe's love for the outdoors began with growing up in Western Montana and being lucky enough to have a wonderful father who introduced him to the great outdoors. Joe continues to pass along that same love to his kids on the great plains of the Dakota's. Joe is eager to share his passion and work ethic with his clients in the great state of North Dakota.

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