



CRP & Hunting Paradise, 640 acres, Ward County, North Dakota, 640.00 Acres

\$1,250,000.00

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

Here is an amazing piece of property for sale south west of Berthold, ND. This land is all in CRP and the current contract expires in 2027. This is one of the most beautiful upland game and waterfowl hunting parcels in the area. The terrain is very rolling and there are many large bodies of water found thru out the parcel. There are pheasants, sharptail grouse and many ducks and geese. There are also numerous whitetail deer found on the property. There is a large reservoir located a few miles north west of the property called Carpenter Lake. This lake is a major destination for thousands of duck and geese, which creates even more waterfowl in the area. The CRP contract pays \$19,800 a year until 2027 and then there is an option to renew the contract again. The owners are also allowed to hay 1/3 of the 640 acres every year. This hay could also be sold for extra income on a yearly basis. Owners are allowed gratis deer tags on the property. If you are looking for a prime waterfowl hunting parcel that generates a large crp payment income, this is the place. Please call us to set up an appointment to see this listing. Listing Agent Broker Joe Bender 7013898934

Main Info

- Postal / Zip Code : 58718
- Lot Size Acres : 640.00 Acres
- State / Province : North Dakota
- Dwelling : No
- County : Ward
- Closest City : Berthold

Home Info

- Elevation : 0

Taxes

Estimated Taxes per year are \$0.00

Section 36 T155N R87W

Broker Info



Joe Bender

Four Seasons Realty

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Co-listing with: Four Seasons Realty / Joe Bender

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 siting 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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