



## **Hunters Dream Property in Turtle Mountains, Rolette County, North Dakota, 242.00**

**Acres**

**\$609,800.00**

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

You wake up in the morning to the sun rising across Willow Lake and to the sound of the ducks and geese on there way south and to the bugle of the elk off in the distance, and you realize this isnt a dream it is reality on this great Turtle Mountain property. This property is a dream that rarely comes true let alone on the open market in the turtle mountains and it can be yours! This property is one that I could write a book on, but let the pictures do the talking. You really need to see it to appreciate all that it offers. This sprawling property borders 400 acres of hard to access state land to the west and to the east borders Willow Lake National Game Refuge. Scenic views can be found in all directions from the rolling hills of the Turtle Mountains to the waters of Willow Lake and across the vast rolling countryside. The property is a perfect combination of timber, tillable and grassland. This combination presents the ability for multiple income potential options. The timber provides the opportunity for doing a selective timber cruise. The tillable can either be used for hay, other crops or rented out. A fence is in place around the perimeter of the property which makes for the ability to pasture cattle or horses. The pasture area also contains a good water supply which is more than ample to water livestock. Deer, elk, ruffed grouse, ducks, geese and martin, to name a few, call this property home. The opportunity to shoot a 150+ inch buck yearly is a good possibility. As a landowner of this property you are guaranteed a Whitetail tag yearly and the tag works for all the different hunting seasons (rifle, bow, black powder). There is also the option to purchase a bow tag over the counter. Elk are a common sight on this property visiting the various food plots regularly. This property is one of only a handful in the state that presents the opportunity of a potential elk gratis tag.

- Postal / Zip Code : 58329
- Lot Size Acres : 242.00 Acres
- State / Province : North Dakota
- Dwelling : Yes
- County : Rolette
- Closest City : Bottineau

### Home Info

- Year Built : 2012
- Building Features : Other Storage
- Square Feet Main House : 1500 square feet
- Baths : 3
- Bedrooms : 4
- Elevation : 2000

### Taxes

Tax Year : 2017

Estimated Taxes per year are \$1,267.00

Section - 30 TWP 163 Rng 73 NE1/4 NW1/4 Lots 1 2 3

### 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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