



Pheasant Hunting Retreat - 280 acres & Home, Burke County, North Dakota, 280.00 Acres
\$969,000.00

Here is one of the most beautiful North Dakota pheasant hunting parcels I have ever walked. This parcel has been slowly created with great time and effort. There are 280 acres of pheasant hunting heaven. First the seller has thought of everything, from lush habitat to large upland bird food plots. This is top notch upland bird hunting property is located right on the Canadian border near the town of Portal, ND. The property consists of many native grasses and thousands of various trees. There are many large sloughs located throughout the property with many having water in them all year. The owners have created vast amounts of thick vegetation allowing perfect cover for various upland birds who call this parcel home. The owners have also planted 1000's of different varieties of shrubs, trees and heavy brush. Currently right now there are several food plots growing throughout the property that range from standing corn, wheat and buck wheat. With all of this habitat and water and numerous types of food, this is a thriving upland bird sanctuary.

Another bonus with this property is its location. In the Portal area where this property is located, the local farmers are not big on posting up all the private ground. So really not only do you have 280 acres that is owned, you have the opportunity to hunt literally thousands of acres of prime pheasant and waterfowl hunting minutes away in either direction. Also, being located right on the border also allows one to be within a 1-2-hour drive of some of the best waterfowl hunting in the North America, starting with the famous Saskatchewan River Valley. USA residents only have to stop at the border and go thru and once you are in Canada you can simply buy the waterfowl hunting licenses over the counter.

Lastly here is the best part about this property, it comes with a custom-built Timber frame house and a 28 x 42 heated garage. So not only do you have ample hunting opportunities with your very own 280 acres of land, plus the 1000's of acres that lie within minutes of Portal and Canada. You have your very own custom-built house to stay in at night. This home is simply amazing, looks like it should be sitting in Montana or the mountains of Wyoming. This home is 1700 sq. ft. and has 3 bedrooms and 2 full baths. The kitchen has all custom tile floors and beautiful Corrine counter tops. The custom cabinets are all hickory and the rest of the house has all hardwood floors though out. The 2 full baths have custom tile showers and tile flooring. The timber beams throughout the house are spectacular and the 2 story looks down from above with spacious views. The house sits of a cement slab and has hot water heated floors. There is also a large custom-built soap stone furnace located on the main floor that is fired by wood. The upper part of this stone furnace is a brick cook oven. All the trim throughout the house is custom done and the large front entry door is from Honduras and is made of Mahogany.

Outside you will find a large yard with all new cement sidewalks and large cement aprons that connect the 28 x 42 garage and the house. There is a large and immaculate back yard with many beautiful bushes providing great privacy. This is a

once in a lifetime pheasant hunting retreat located in North Dakota in a prime location. Please call us with any questions or to set up an appointment to see this hunter dream listing.

Main Info

- Street Address : 201 2nd Ave. East
- Lot Size Acres : 280.00 Acres
- Postal / Zip Code : 58772
- Dwelling : Yes
- State / Province : North Dakota
- County : Burke
- Closest City : Portal

Taxes

Tax Year : 2017

Estimated Taxes per year are \$2,300.00

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 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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