



**Recreational and Residential Paradise, Morton County, North Dakota, 41.00 Acres \$795,000**

This is an incredible opportunity to live on a residential lot within city limits with a stunning view overlooking your own 40+ acre recreational playground! This tree-filled paradise has an abundance of rolling terrain as well as plenty of flat land that is so peaceful and serene you forget that your own neighborhood is a short hike or drive away. Enjoy the wildlife that meanders through this property as this is the first tree-filled draw south of the Heart River. There are endless possibilities for outdoor enthusiasts including horseback riding, snowmobiling, hiking, a destination venue and so much more- the only limit is your imagination. The easily accessible residential city lot is close to education, restaurant, sporting and travel opportunities and seamlessly delivers you to your own private, peaceful and expansive wilderness retreat. This is a must-see, one-of-a-kind listing created specifically for residential living while having the ability to immediately feel completely surrounded by nature and a more rural, recreational atmosphere.

The Bismarck-Mandan area of North Dakota is a bustling city with the State Capitol in north Bismarck. The two cities sit on either side of the mighty Missouri River and together they make up the core of the metropolitan Bismarck area. There is much to offer in this prairie gem including world-class university education, a vibrant airport, professional level sports teams and facilities, a wonderful zoo and a dynamic professional scene. North Dakota's roots are stemmed in Agriculture and the state is a vital player in crop and food production on a national level. Ranching, hunting and fishing continue to prevail in this state and the recreational lifestyle is important year-round.

- Street Address : 1601 Plains Bend SE
- Lot Size Acres : 41.00 Acres
- Postal / Zip Code : 58554
- Dwelling : No
- State / Province : North Dakota
- County : Morton
- Closest City : Mandan

### Taxes

Tax Year : 2024

Estimated Taxes per year are \$3,006.00

### Broker Info



#### Tanya Fyfe

Clearwater Montana Properties

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Tanya is a licensed real estate broker and the exclusive Sports Afield Trophy Properties agent in our newly-acquired North Dakota territories. Originally from western Canada, Tanya became a naturalized U.S. citizen in 2008 and returned to North Dakota in 2023, excited to share her love of the great outdoors with clients looking for recreational and rural properties. Tanya brings a unique and diverse background to her work. A former professional figure skater and national-level coach, she currently serves as an assistant coach for the recently crowned North Dakota State Champion girls' hockey team at Legacy-Bismarck High School. She is also an award-winning author of the popular teen fiction "Missing Lake" series. Tanya earned her Bachelor of Science degree in 2001 and her Doctor of Veterinary Medicine in 2005, and she is a licensed veterinarian in both North Dakota and Montana. Having spent most of her life in the mountains and prairies of western North America, Tanya has a deep appreciation for all the outdoors offers—from hiking and canoeing to horseback riding and campfires. Her passion for golf has also fostered a particular interest in golf course properties across North Dakota and Montana. With her wide-ranging expertise, love of the outdoors, and dedication to her clients, Tanya brings a distinctive and knowledgeable perspective to every real estate transaction.

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