



### **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 originally from western Canada and became a naturalized US citizen in 2008. She is a licensed real estate Broker and our only Sports Afield Trophy Properties Realtor in our newly-acquired North Dakota territories! Tanya returned to ND in 2023 and is excited about sharing her love of the great outdoors with clients. Tanya is a former professional figure skater and national-level coach. She is an assistant coach for the recently crowned ND State Champion girls' hockey team from Legacy-Bismarck High School. She is an award winning author of a successful teen fiction "Missing Lake" series. She earned her Bachelor of Science (2001) and Doctor of Veterinary Medicine (2005) degrees. Tanya is a licensed veterinarian in ND and Montana. Having lived in the mountains and prairies of western North America most of her life, Tanya appreciates everything the great outdoors has to offer, including hiking, canoeing, horseback riding and enjoying a good campfire. Her passion for golf has led to an interest in golf course properties around the beautiful states of North Dakota and Montana.

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