

317.50 ACRES M/L NELSON COUNTY, ND

COUNTY RD 22 | LAKOTA, ND 58344

PRIME RECREATIONAL GROUND

PRICE: \$190,500



Offering 317.5 acres M/L of prime Nelson County WRP recreational ground. This perfect mix of natural wetlands and upland ground provides a perfect habitat for waterfowl and upland birds. The property is full of pheasants and sharptailed grouse. Access to McHugh Slough assists in the quality of waterfowl hunting and provides excellent fishing as well. Walleye and northern pike populations are healthy. Whitetail deer are also frequently on the property. Traveling to and from the nearby crop fields for feeding, they use the native grasses and cattails as daytime bedding cover.

The town of Lakota, North Dakota is just 10 miles southwest along County Road 22 and Grand Forks is just an hour east of the property.

The majority of the property is part of a conservation easement that limits its use to recreational activities. The easement will last 30 years, and can go back into CRP or cropland after that period. The easement allows for rotational hay for income and 5% can be put into a food plot. The property is a perfect candidate for the PLOTS (Private Land Open To Sportsmen) program for additional income. A 5 year contract pays \$10 per acre per year and a one year contract pays \$5 per acre per year. The ground is currently in a one year contract. If the buyer wants to get out of the contract, they can buy out the remainder of the agreement. A lane and one acre building site have been excluded which would make a great building site. Please contact an agent for a copy of easement.



CONTACT:

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LISTING #15434



DIRECTIONS

From Lakota, North Dakota, head east for 5.2 miles on Highway 2. Turn left (north) onto County Road 22 for approximately 5.4 miles. The property is on the left. Look for the Peoples Company signs.

From Grand Forks, North Dakota, head west on Highway 2 for approximately 56 miles. Turn right (north) onto County Road 22 for approximately 5.4 miles. The property is on the left. Look for the Peoples Company signs.

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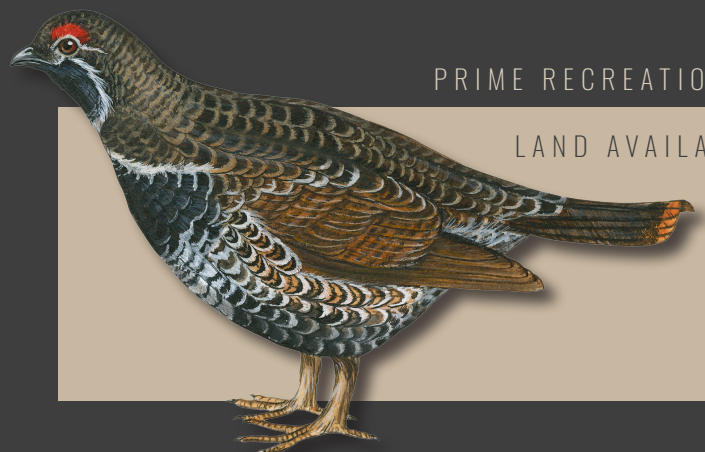
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PRIME RECREATIONAL
LAND AVAILABLE