

JJ Sporting Lodge

600 Acres

McLean County, ND

\$1,950,000



HAYDEN  OUTDOORS.

JJ Sporting Lodge

TOTAL ACRES:

600

PRICE:

\$1,950,000

COUNTY:

McLean County

CLOSEST TOWN:

Butte, ND

Presented by



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Property Summary

JJ Sporting Lodge is a 600 +/- deeded acres hunting and farming property with onsite improvements offering all the essentials for the outdoor enthusiast along with an opportunity to acquire income producing farm ground.

Land

The size and layout of the property is basically an entire section (1 mile by 1 mile), less and except 40 acres (the northwest quarter of the northwest quarter section). This leaves a remaining balance of 600 acres according to county records. The property itself is relatively flat and classified as “wetlands” which comes from a water fed inlet as its source. There is approximately 100 acres within the property that is being actively farmed and has the opportunity to continue to do so. The vegetation consists of native plants and grasses that are typical for this type of property.



Activities & Amenities

Farm/Crops/Ag
Food Plots
House/Cabin
Hunting - Big Game
Hunting - Small Game
Hunting - Upland Birds
Hunting - Waterfowl
Lodge/Resort
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
Water View

State Hunting Unit: Nonresident Waterfowl
Zone: North-Central; Canada Goose
Hunting Zone: Eastern; Duck Unit:
Low Plains; Deer Hunting Unit: 2K1

Land Details

Address: TBD 8th Avenue NW,
Butte, North Dakota 58723, USA
Closest Town: Butte, ND
Total Acres: 600.00
Deeded Acres: 600.00
Zoning: Rural/Ag Land
Elevation: 1,873
Topography: wetlands
Vegetation: Native grasses and plants
Tillable/Crop/Orchard Acres: 100
Estimated Income: \$6,000
Income Type: Leased farm land
Estimated Taxes: \$2,748.73 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): 2 story
Bedrooms: 5
Basement: Full finished
Parking Types:
Driveway
Outbuildings: 1
Heating Systems:
Electric Heaters
Wood Stove



Improvements

The lodge is a two story frame structure and a basement with an approximate 50' x 31' outside dimensions. A water well drilled to a depth of approximately 380' and a septic system with a drain field are onsite and service the lodge. Electric baseboard heating is in place throughout the three levels. The basic features are as follows.





Main Level: Consists of the living area with furniture and a faux wood burning stove (propane); kitchen area comes with a refrigerator, stove/oven and dishwasher along with chairs and a table in the dining room. There is a "Gun Room" (approximately 17' x 13') set up for the storage of shotguns, ammunition and required accessories and clothing. The laundry room has a washer and dryer along with two (2) additional freezers. Storage closets and a 1/2 bathroom are also located on the main level.

Second Floor: There are five (5) bedrooms (named Bluebill w/ full bath, Schooner Duck, Pintail, Mallard and Teal) which can sleep up to seven (7) people. A full bathroom with a shower (named Gadwall) is also located on this floor.



Basement: The basement is finished and includes a recreation room with a Brunswick pool table. There is also a sauna with a shower and a wine cellar. The electrical closet and hot water heater are located in the basement.

The storage building is steel frame and roof truss construction with sheet metal siding/roofing measured at 40' x 56' dimensions. The building has double sliding doors that provides a 18' foot opening for easy access and plenty of parking space for pickup trucks and oversized vehicles. There is a separate access to the 150 SF shop room which includes tools, equipment and supplies. Much of the remainder of the building is being currently used for the storage of decoys, blinds, outboard motors and related miscellaneous equipment and accessories.





Recreation

JJ Sporting Lodge is in the heart of "Prairie Pothole Country" which is part of the The Central Flyway for the migration of waterfowl. With rolling hills, open prairie and river valleys it affords abundant game. The waterfowl numbers can be quite large most years during the migration season. Additionally, the area boasts an excellent pheasant, sharptail grouse and whitetail deer population. The Missouri River Valley has a good number of wild turkeys, squirrels, rabbits and an occasional moose or mountain lion.

Agriculture

Included within the property is approximately 100 acres of proven farm ground which has historically has been used for producing small grains such as barley and other agricultural crops. The buyer will have multiple options for this acreage they can choose from that will be capable of producing income.





Region & Climate

The property is located in central North Dakota and not far from Turtle Lake, a small rural agricultural city known for its prairie landscape and outdoor recreation opportunities. The city hosts the annual Turtle Days celebration, featuring music, food vendors and games showcasing the community's spirit.

The climate is classified as "semi-arid continental" with cold snowy winters and warm summers. The average annual high to low temperatures ranges from 59 degrees F to 29 degrees F along with average annual precipitation at approximately 18 inches and 38 inches of snowfall.

History

Turtle Lake, ND is a Northern Pacific Railroad town founded in 1905 in McLean County, North Dakota. It is known for its giant turtle statue, Rusty, and for hosting National and World championship turtle races annually in July. The city features a variety of businesses, including grain elevators, farm and implement stores, banks, hotels, and churches, serving the surrounding agricultural community.

Location

JJ Sporting Lodge is located approximately 20 miles northeast of Turtle Lake, ND. The nearest major airports are located in Minot (approximately 1 hour away) and also Bismarck (approximately 1.5 hours away). Both Minot and Bismarck offer multiple options for services, shopping, dining and entertainment as you may need or desire.





T149N R79W
SEC 15

T149N R79W
SEC 14

An aerial photograph of a wetland or marshy area. The terrain is characterized by a complex pattern of green, brown, and dark patches, likely representing different vegetation types, water bodies, and soil conditions. A text overlay is centered on the image, reading "T149N R79W" on the top line and "SEC 13" on the bottom line. The text is in a bold, black, sans-serif font with a white outline, making it stand out against the background. The overall image has a slightly grainy, high-resolution appearance typical of aerial photography.

T149N R79W
SEC 22

T149N R79W
SEC 23



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SEC 24

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SEC 27

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T149N R79W SEC 27



T149N R79W
SEC 25

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary





Hayden Outdoors *Buyer Process*

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

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"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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