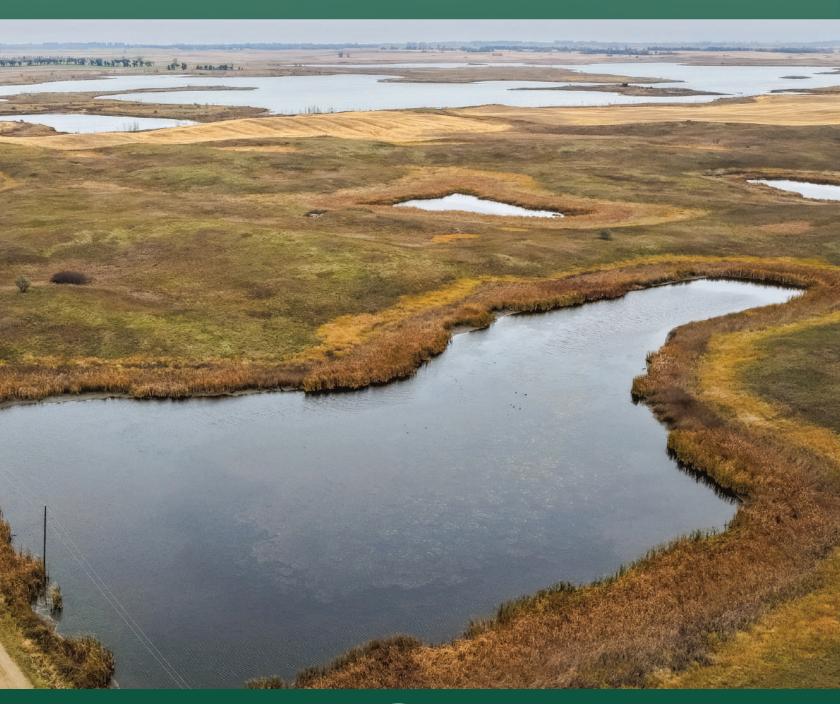
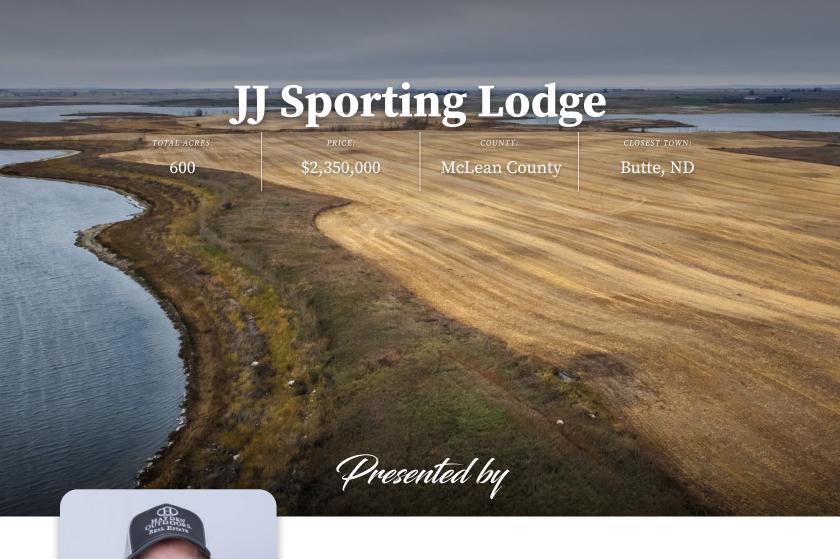
JJ Sporting Lodge

600 Acres | McLean County, ND | \$2,350,000







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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/<u>Tax Data</u>

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 $50' \times 31'$ 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 $17' \times 13'$) 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 freeezers. 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^{\prime} x 56^{\prime} dimensions. The building has double sliding doors that provides a 18^{\prime} 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.











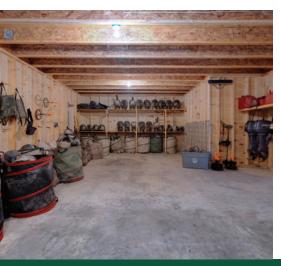


Recreation

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

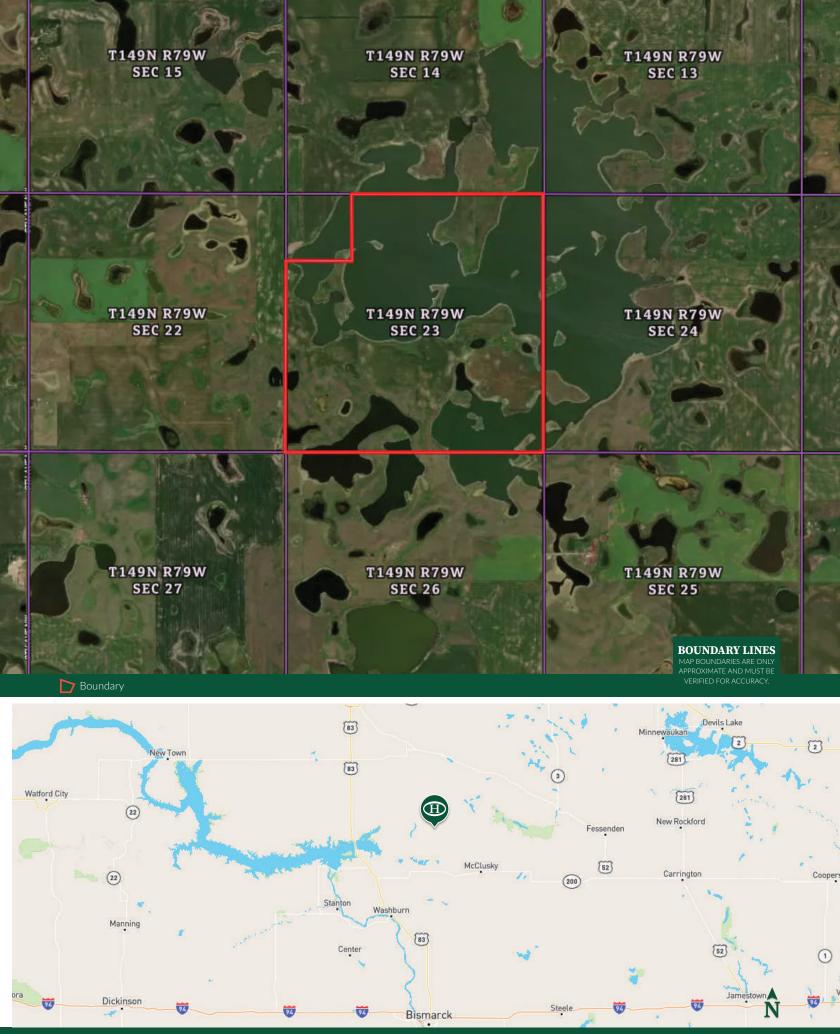
Turtle Lake, ND is a Northern Pacific Railroad town founded in 1905 in McLean County, North Dakota. It is known for its giant turtle statue, Rusty, and for hosting National and World championship turtle races annually in July. The city features a variety of businesses, including grain elevators, farm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









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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.

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- RICK STEINER, SELLER/BUYER





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