

Double K Farms

160.00 Acres | McKenzi County, ND | \$5,250,000



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Activities & Amenities

ATV/Off Road
Cycling/Mountain Biking
Equestrian/Horse Property
Farm/Crops/Ag
Food Plots
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint,
Small Game, Upland Birds & Waterfowl
Income Producing
Irrigation
Mineral Rights
Outbuilding/Barn/Shed/Shop
Propane
Skiing/Snowmobiling/Snow Sports
Water Rights

Land Details

Address: 16061 33rd St NW, East
Fairview, North Dakota 59221, USA
Closest Town: Fairview
Total Acres/Deeded Acres: 160.00
Water Rights: Yes
Water Type: Water Right - Full
Ownership well #6387
Mineral Rights: Yes
Include Business?: Yes
Income Type: Ag Lease
Estimated Taxes: \$7,680 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Custom
Finished Sq. Ft.: 5500
Bedrooms: 5
Full Bathrooms: 3
Half Bathrooms: 1
Basement: Full finished
Parking Types: Attached Garage
Outbuildings: 2
Cooling Systems: Forced Air Cooling
Heating Systems: Electric Heaters,
Fireplace & Forced Air
Appliances: Dishwasher, Garbage Disposal,
Dryer, Refrigerator, Hot Water Heater,
Microwave, Oven, Stainless Steel & Washer
Flooring: Carpet, Hardwood & Tile
Siding: Hardi
Roofing: Asphalt
View: Private



About This Property

It's not often that a property in North Dakota hits the market with this much income potential and includes the mineral rights in the sale. Welcome to the Double K Farms.

Land

The Double K Farms spans 160 acres just northeast of Fairview, Montana, across the border into McKenzie County, North Dakota. The property has roughly 140 acres of tillable irrigated crop land, main home, shop, grain bin, another shed for equipment, two pivots.

The first Valley pivot has six towers and is only ten years old with a corner arm. The second Reinke pivot has three towers and is four years old. Both have been well-maintained and are in excellent condition. The local neighbor holds the farm lease and is currently farming the land in a row crop rotation of corn and soybeans.

The farm has around five acres set aside for oil production, with two wells on the land. The owner earns a small share of royalties from one well, while the seller gets an annual lease payment of \$2,500. There's also the possibility of more wells being added to the property in the future.



Improvements

This custom home spans 5,500 sq/ft and offers six bedrooms along with three and a half bathrooms. The kitchen is definitely the star of the show, featuring gorgeous Patagonia quartzite countertops and a standout island, all complemented by rich Alder cabinetry and stainless-steel appliances and engineered Oak hardwood floors, two propane forced air units for heat and two A/C units for cooling. The two-car attached garage is heated, A/C, and plenty of room for tools and storage. Two LP tanks supply the home and shop. The 1000 gal is owned, and the 500 gal is rented.

The list of appliances includes a refrigerator, two dishwashers, an ice maker, a compactor, two wall ovens, an electric industrial cooktop in the island, a microwave, a walk-in pantry, soft-close cabinetry, and a wine fridge to top it all off.

Just off the kitchen is a spacious dining area, a living room, and a cozy sunroom area with heated floor perfect for reading and relaxing. Down the hall, you'll find a laundry room, a full bath with heated floor, ample closet space, and two bedrooms, including the main suite with its own bathroom.

The upstairs has been meticulously finished, featuring a beautiful gas fireplace, two bedrooms, a bathroom, a living area, Cherry hardwood floors, and heated floors in the bathroom.

The lower level has a pool table room, two bedrooms, plenty of storage area, mechanical room and bathroom.

The manicured lawn and landscaping are enhanced by underground irrigation sprinklers. A full row of pine trees and shrubs shields the property from gravel road dust and noise while offering a windbreak during the winter.





Recreation

McKenzie County, North Dakota, is a top spot for upland bird hunting, famous for its thriving populations of sharp-tailed grouse, Hungarian partridge, and pheasants. With its wide stretches of mixed-grass prairies, brushy draws, and farmland edges, the area offers perfect habitat for wild birds. Whitetail deer are prevalent in the area as well.

Agriculture

The property is located in a prime agricultural area with an NCCPI index 42.2 and a CPI rating of 80.6%. Its soil composition consists of 84% Havrelon Silty Clay and 16% Havrelon Loam. The farmer has planted soybeans this year and last year it was planted to corn with a yield of 240 bushel/ac. Previous years it was seeded down into Barley, Pinto Beans and Seed Wheat, The farm boasts a 50×120 steel shop with a 14×24 overhead door, an 8,000-bushel grain bin with an air blower, and a 32×50 shed also featuring a 14×24 overhead door.

The property has two wells: one supplies water to the home, while the other is an industrial well used for irrigating the lawn and yard. The owner also has the right to sell water from the industrial well to oil companies for extra income.





Region & Climate

Located in northwestern North Dakota, McKenzie County is the largest county in the state and the epicenter of the Bakken oil formation. The industry is evolving with projects like the “Bakken 2.0” initiative, which uses new technology and investment to aim for doubling total oil recovery in the shale. While drilling activity may vary with global crude prices and pipeline capacity, the Bakken is set to remain a key player in U.S. unconventional shale production for many years to come.

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Hayden Outdoors *Buyer Process*

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- RICK STEINER, SELLER/BUYER

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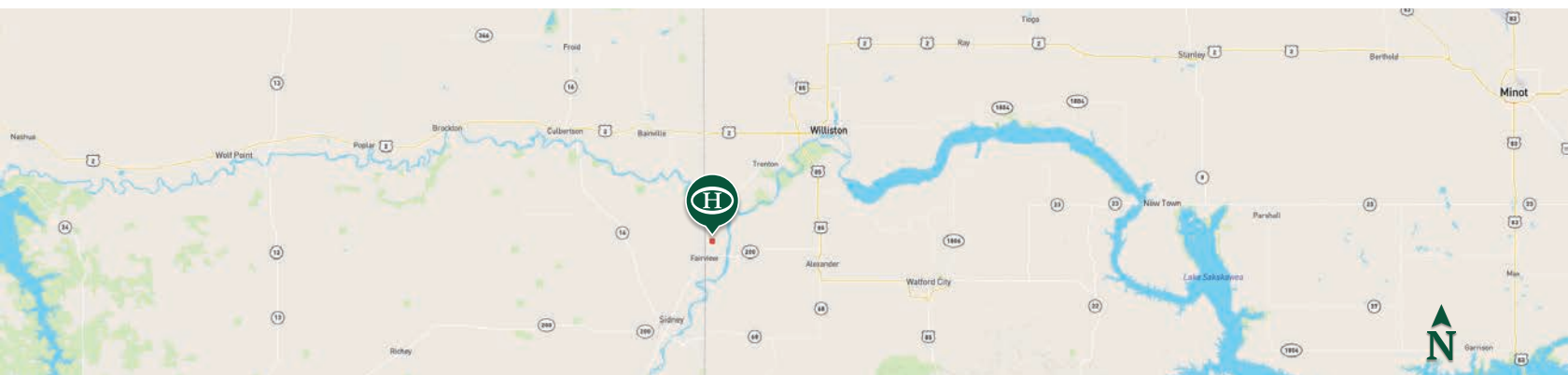




 Boundary

BOUNDARY LINES

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



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