

Hwy 200 Lakeside Retreat

156.03 Acres

Wells County, ND

\$575,000



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Activities & Amenities

Boating/Sailing/Rafting
Campground
Development Potential
Fishing
Hunting - Predator/Varmint
Hunting - Waterfowl
Mineral Rights
Pond/Lake
Skiing/Snowmobiling/Snow Sports
Water View
Waterfront
State Hunting Unit: North-Central
(Nonresident Waterfowl)

Land Details

Address: TBD Highway 200, Hurdsfield,
North Dakota 58451, USA
Subdivision: N/A
Closest Town: Hurdsfield, ND 58451
Total Acres: 156.03
Deeded Acres: 156.03
Zoning: Agriculture
Elevation: 1,850
Topography: Drift Prairie
Vegetation: Native plants and grasses
Pasture Acres: 56.33
Estimated Income: \$3,963
Income Type: CRP payment
Estimated Taxes: \$1,579.01 - 2025
View: Lake, Scenic



Property Summary

Great opportunity for the individual, couple or family looking to acquire lakeside property to build their summer cabin or that luxury lake home. You will have your choice for fishing, hunting and recreational activities. Also presents possible development potential for investors who may want subdivide property into individual lots. Plenty of acreage for improvements or development depending on the direction you choose to go.





Land

The size of the property is approximately 2,640 feet by 2,640 feet, less highway ROW, containing 156.03 acres, more or less, according to Wells County records. The highest percentage of the property is a portion of Hurdsfield Lake which the current owner has direct access to. There is a dock on the property which allows for the unloading and loading of boats and watercraft as needed. The terrain is relatively flat to slightly rolling which is typical for this type of land in this area. Regarding soil types, Zahl-Williams loams, 9-15 percent slopes, appears to be most prevalent on the property. The vegetation consists of native plants and grasses.

Improvements

Other than the existing dock on the property that was provided and is maintained by the Harvey Wildlife Club, there are no other improvements present. There are remnants of barbed wire fencing and posts which appear to have been used for the boundary lines of the property at one time but are no longer usable. If the buyer desires to make improvements, a couple of the utility providers that are available are:

- Northern Plains Electric Cooperative
- Central Plains Water District (rural water)

In regards to any sewage, a septic system would need to be installed. Solar panels may be used as a supplement for the electrical needs of the property.





Recreation

The primary recreational activity the property offers is fishing. U.S. Fish and Wildlife have been stocking fish (walleye and perch) in this lake for a period of years according to the current owners via an easement agreement. This agreement is set to expire and the current owners have decided to let the buyer decide if they want to renew or come up with a revised agreement with U.S. Fish and Wildlife. Boating, jet skis, etc. would also be additional activities that could also be enjoyed on the property.

The option for waterfowl hunting is also possible. Ducks and geese are abundant in the area and the populations become quite high in the fall during the migration season. This property is a natural attraction for these types of birds during the hunting season.

The winter season would present an opportunity for ice fishing of course and possibly snowmobiling for those enthusiasts.

Agriculture

The property is zoned Agricultural at 156.03 acres according to the latest county tax statement. There is a Conservation Reserve Program (CRP) contract in place at this time that runs to 09/30/2032 with 56.33 acres that are enrolled. The rental rate is \$70.35 per acre with an annual contract payment of \$3,963.00. Historically, the land has produced hay for livestock that would remain as an option for the buyer.

Water/Mineral Rights & Natural Resources

Any Water/Mineral Rights that are currently with the property will transfer to the buyer at closing.





Region & Climate

Regional Setting: The location is Wells County in central North Dakota with the landscape flat to gently rolling plains characteristic of the northern Great Plains and drift prairie region.

Climate Characteristics: Hurdsfield, ND has a continental climate with cold winters and warm summers. Average winter temperatures range from -2 degrees F to 18 degrees F with occasional snowfall throughout the season. Summer temperatures can reach up to 90 degrees F and above with high humidity levels during the months of June, July and August. Precipitation is fairly even throughout the year, and receives around 21 inches annually. Hurdsfield, ND gets 17 inches of rain, on average, per year. The US average is 38 inches of rain per year. In regards to snowfall, the average is 28 inches of snow per year. On average, there are 202 sunny days per year in Hurdsfield. The US average is 205 sunny days. Hurdsfield gets some kind of precipitation, on average, 76 days per year.

History

Hurdsfield is a tiny rural city in Wells County, North Dakota. Platted in 1902 when the Northern Pacific Railway arrived, it was named after local land owner and developer Warren W. Hurd. The population peaked at 258 in 1940 and dropped to 64 by 2020.

- **Founding:** Platted in 1902, post office opened April 13, 1903
- **Incorporation:** Officially incorporated as a village in 1926
- **Early Growth:** Grew quickly with general stores, hardware, shops, grain elevators, hotels, and a local newspaper (The Hurdsfield Banner)
- **The Hurd Round House:** Built by Warren Hurd's brother Elgin in 1900. It served as a land office for railway property sales and was placed on the National Register of Historic Places in 1977

Location

The property is located approximately three miles east of Hurdsfield, ND on Highway 200 between Mile Marker 257 and 258 on the north side of the highway.

Nearest airports are located in Bismarck (approximately 1.5 hours drive) along with Minot, at about a 2 hour drive. The airport in Jamestown provides regional service and is about 90 miles away.

Nearby towns in the area that offer limited amenities is Harvey (approximately 30 minutes drive time) and Carrington at about 40 minutes.

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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.

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- RICK STEINER, SELLER/BUYER

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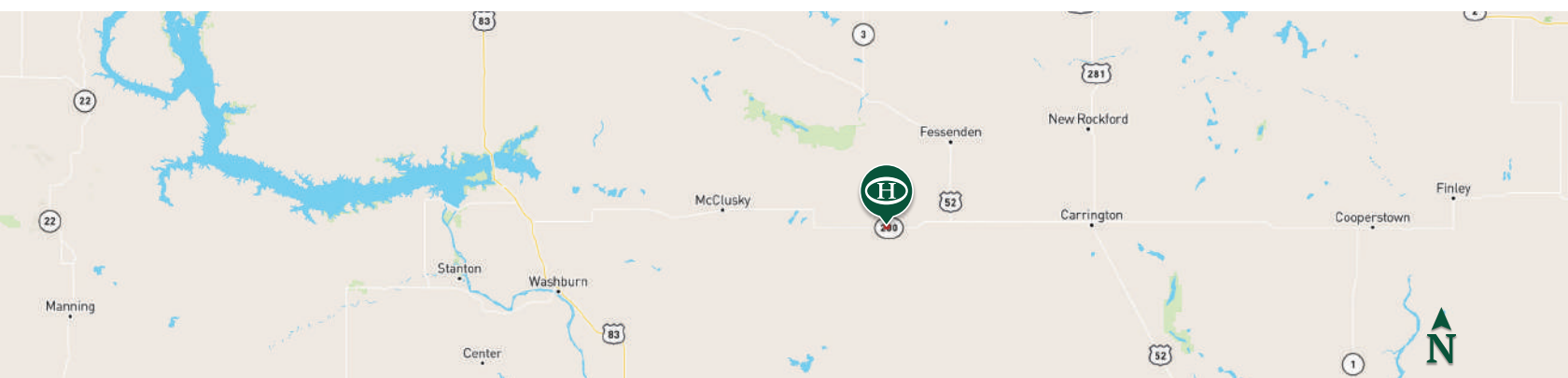




 Boundary

BOUNDARY LINES

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



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