

Dayton Creek Pheasant Haven



This contiguous unit has excellent access near the junctions of ND 21 & ND 8 (south) only five miles west of Mott, North Dakota. It has been managed intensively for game production, particularly pheasants and Dayton Creek and tributaries transverse through the property for drainage and excellent game cover/water supply and the creek contains one dam. The acreage also contains approximately 74% class II-III loam, clay loam, silt loam, silty clay, and straw loam soils utilized for crop production of mainly wheat and corn. There is an excellent farmstead headquarters located adjacent to Highway 21 containing a beautiful ranch style home, shop, Quonset, barn and 7 steel grain bins.

The farmstead contains a 1996 1,856 sq. ft. ranch style home with 5 bedrooms, 3 baths, and a full, finished basement. The outbuildings are in good condition and consist of a 1975 32x50 insulated and heated metal shop, 1976 40x110 steel Quonset, 1920 60x60 hip-roof barn and seven steel bins (1200-2800 bu.). There is also an older residential structure northeast of headquarters that needs considerable renovation to utilize as a second residence or hunting cabin. There is good income potential from a current cash lease on the farmable acres and a \$2,257 annual CRP payment (3 years remaining). A manager currently occupies the farmstead and would remain if the new owner desires. **\$177,743**



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