

4550 SQ FT CUSTOM STICK BUILT SINGLE  
FAMILY HOME ON 4.68 ACRES

3292 125TH AVE NW, WATFORD CITY, ND



+/- 4,550 SQ FT  
SINGLE FAMILY HOME &  
SHOP ON 4.68 ACRES



EXECUTIVE  
SUMMARY

## OFFERING SUMMARY

Sale Price: \$419,000

Available SF:

Lot Size: 4.68 Acres

Zoning: Agricultural

Price / SF: \$79.80

## PROPERTY OVERVIEW

Proven Realty Is Pleased To Offer This Property. 4,550 SQ FT Custom Stick Built Single Family Home/ Shop on 4.68 Acres. 4 Bedroom, 3 Bath Home With Open Floor Plan, Including Custom Kitchen Cabinets, Functional Layout, Modern Design, All Appliances and Oversized Garage For All Your Storage Needs. The Property has Rural Views, but is Close to Town!

## PROPERTY HIGHLIGHTS

- 4550 SQ FT Custom Stick Built Single Family Home/ Shop on 4.68 Acres
- Master Suite With Bathroom, Open Floor Plan With Spacious Bedrooms, Custom Kitchen Cabinets, & Living Room
- 2 Septic Tanks, 1200 and 1000 Gallon with Septic Drain Field
- Water Is a Well With Filtration System and Softener
- Garage Has 6" Thick Concrete Slab, 400 AMP Service, Large Oversized Roll Up Door and Built in Storage
- Located In a Residential Subdivision & McKenzie County Comprehensive Plan Residential Area
- Near High End Custom Homes: Neighbor's House Recently Sold for \$510,000
- NOTE: This Property Is NOT Zoned For Commercial or Oil Field Business Use, Strictly Residential!!!

Proven Realty Brokered By Exp Realty | 701.369.3949 | 3210 27th St West, Williston, ND 58801

ERIK PETERSON

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ND #9328 MT #65900



## ADDITIONAL PHOTOS



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## Single Family Home For Sale

+/- 4,550 SQ FT Single Family Home & Shop On 4.68 Acres | 3292 125th Ave NW , Watford City, ND 58854

### ADDITIONAL PHOTOS



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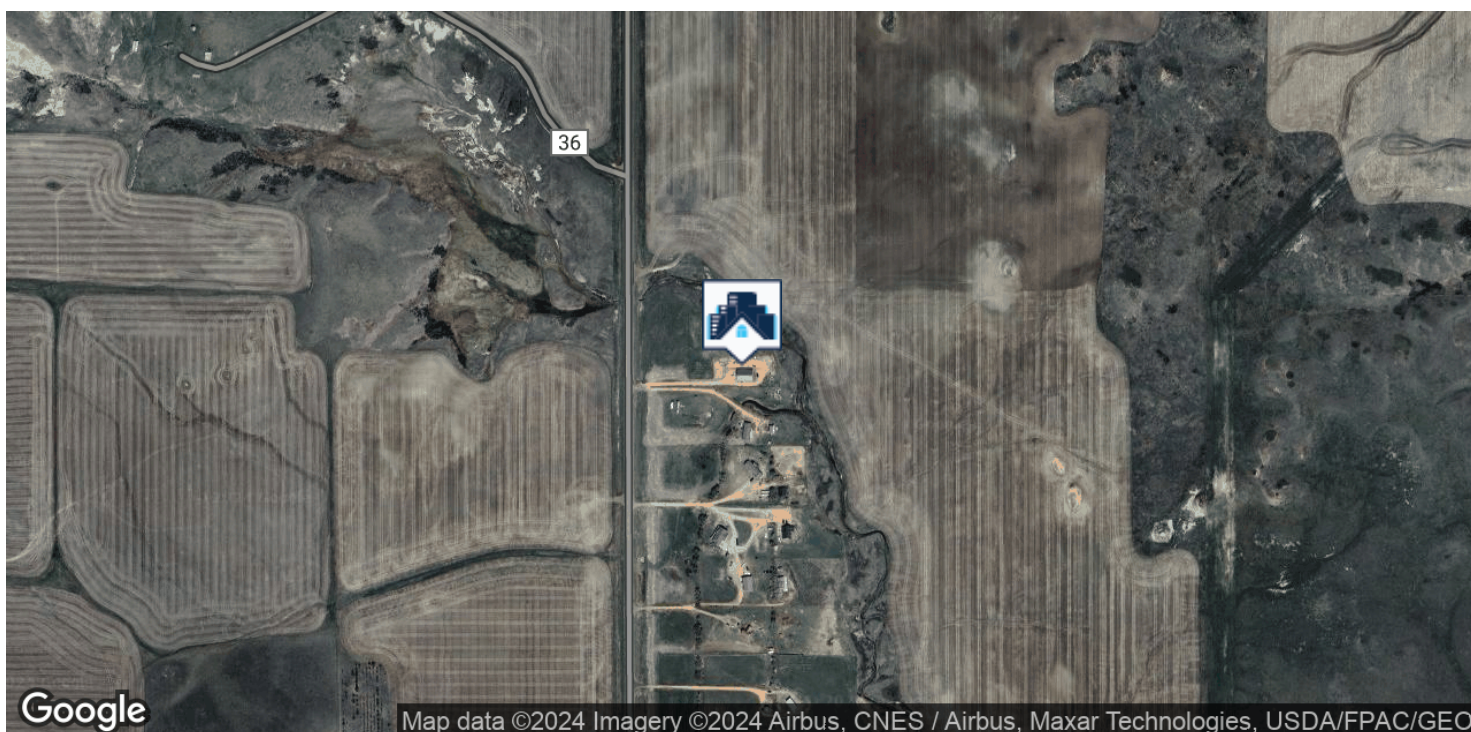
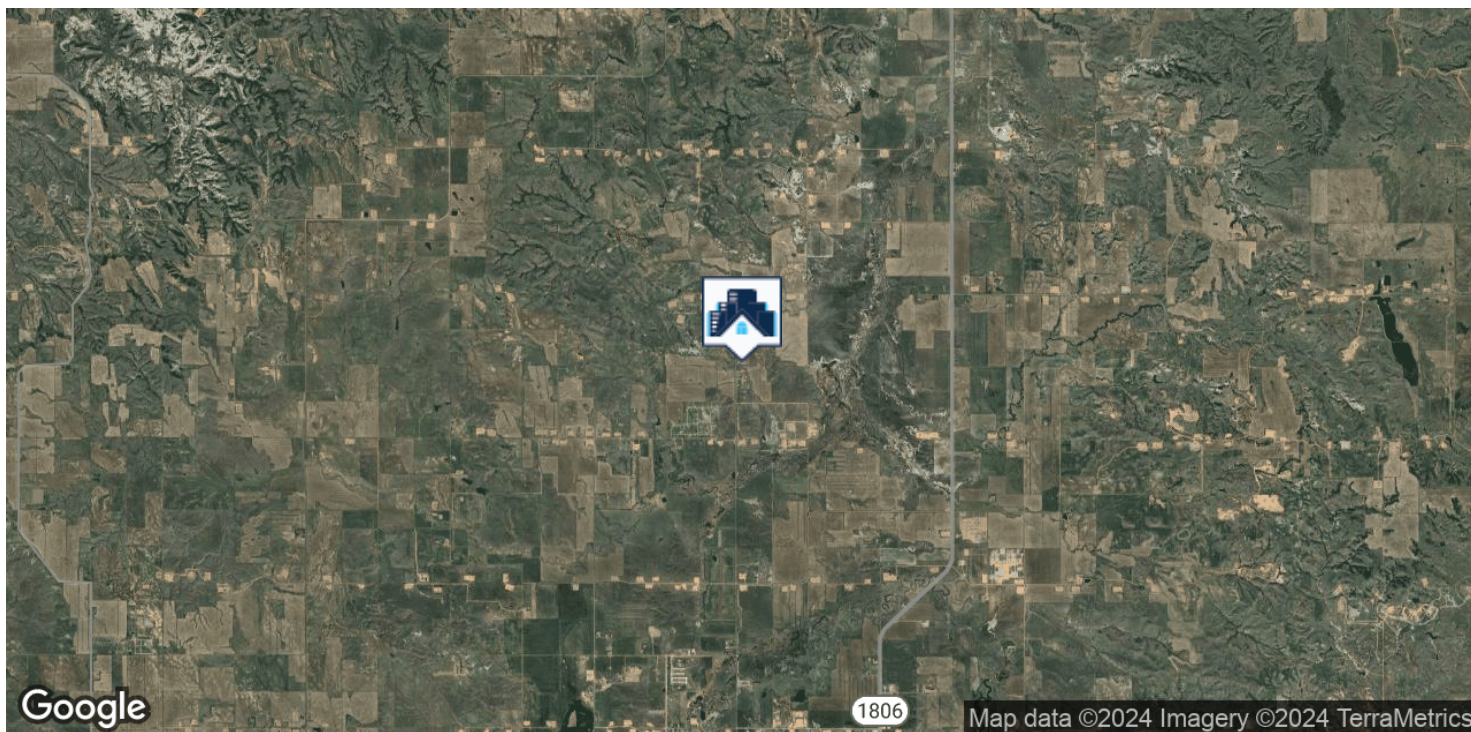
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## LOCATION MAPS



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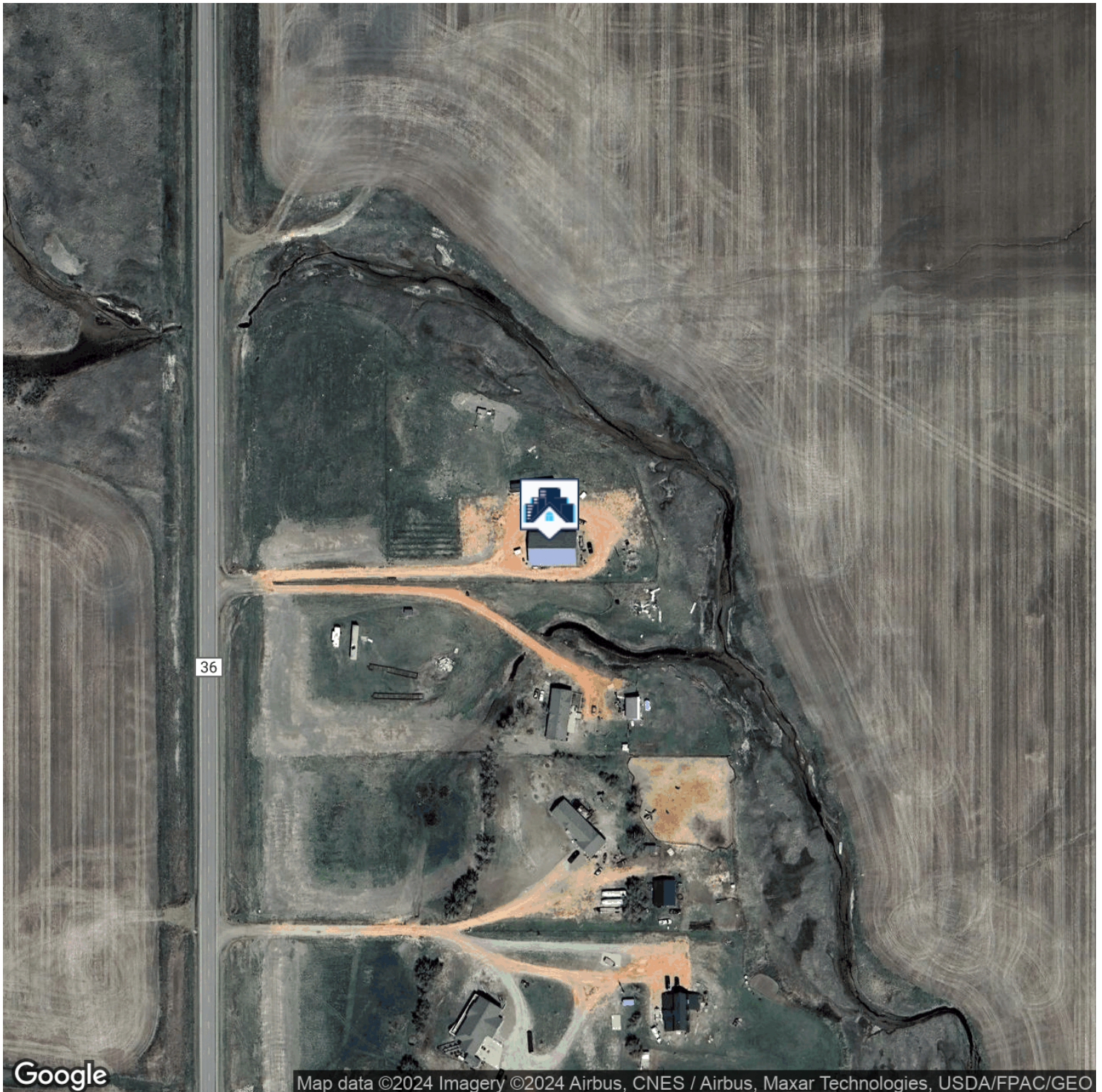
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## AERIAL MAPS



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## ADVISOR BIO



### ERIK PETERSON

Owner/Broker

Erik@ProvenRealtyND.com

Direct: 701.369.3949

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### PROFESSIONAL BACKGROUND

Erik Peterson is the founder of Proven Realty and brings extensive experience to the market. Erik was born and raised in Missoula, MT and grew up in a real estate family, where both of his parents had licenses. Over the past eight years, Erik has assisted property owners and tenants with all their real estate needs in North Dakota. In addition, Erik has helped Bakken companies create long term business relationships, develop real estate properties, sell & lease properties of all types, and find short and long term housing for families. He has previously held ownership interests in businesses in the Bakken which specialized in gravel transportation, potable water & septic hauling, porta potties and real estate development.

Erik has been involved in over \$300 million worth of transactions in the Bakken. He founded Proven Realty in 2017. Previously, Erik was a Salesperson at Energy Real Estate Solutions where he played a role in closing over \$10 million of real estate transactions and helped start their workforce housing division. Erik began his real estate career at Keller Williams, where he was their first licensed agent in Missoula, MT. Currently, KW has over 100 licensed agents in this market center.

Previously, Erik was President of Peterson Financial and spent 13 years helping investors reach their personal and financial goals. He held several investment licenses, each with a different specialty. He managed over 400 accounts in 7 states. In addition to his investment management expertise, he has consulted for several corporations to assist them to market, plan, and finance their businesses. This vast financial experience has given Erik a broad and diverse understanding of both corporate finance and business efficiency.

Erik has four children, ages 28, 26, 22, & 20. When he is not working tirelessly to assist clients with all of their property needs, he likes to hunt, fish, travel, and compete in Spartan Races.

### EDUCATION

North Dakota Real Estate Broker Class-License #9328

Montana Real Estate Broker Supervising Endorsement-License #RRE-BRO-LIC-65900

BA Business Administration (Magna Cum Laude)- Eastern Oregon University-3.89 GPA

Masters Degree Business Administration (Magna Cum Laude)- University of Montana- 3.9 GPA

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