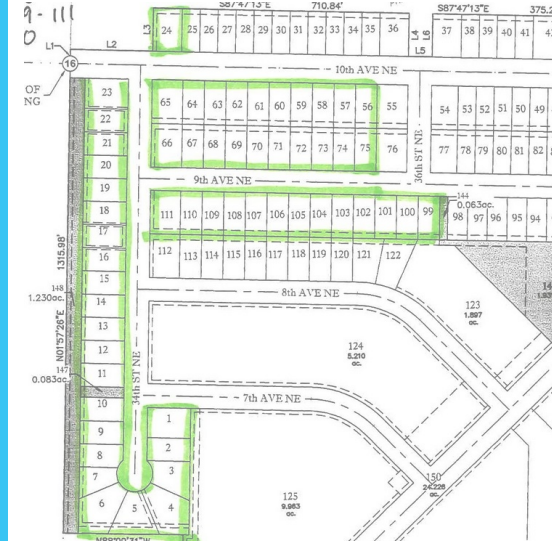


RESIDENTIAL LOTS FOR SALE
HUNTERS RUN RESIDENTIAL SUBDIVISION,
WATFORD CITY, ND 58854



PRIME WATFORD
RESIDENTIAL LOTS
AVAILABLE



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: Varies Between Size and Location of Lots

PROPERTY HIGHLIGHTS

- Beautiful Lots Within one of Watford City's Best Neighborhoods, the Hunters Run Subdivision
- Lot Sizes Ranging from 6,100 Square Feet to 12,000+
- Available Services: City Water, City Sewer, Paved Roads, Curb And Gutter
- Great Family Neighborhood, Centrally Located Within Minutes of the Watford City High School and Roughrider Community Center
- New Single Family Homes Could Qualify For the McKenzie County Job Development Authority Housing Development Subsidy Program

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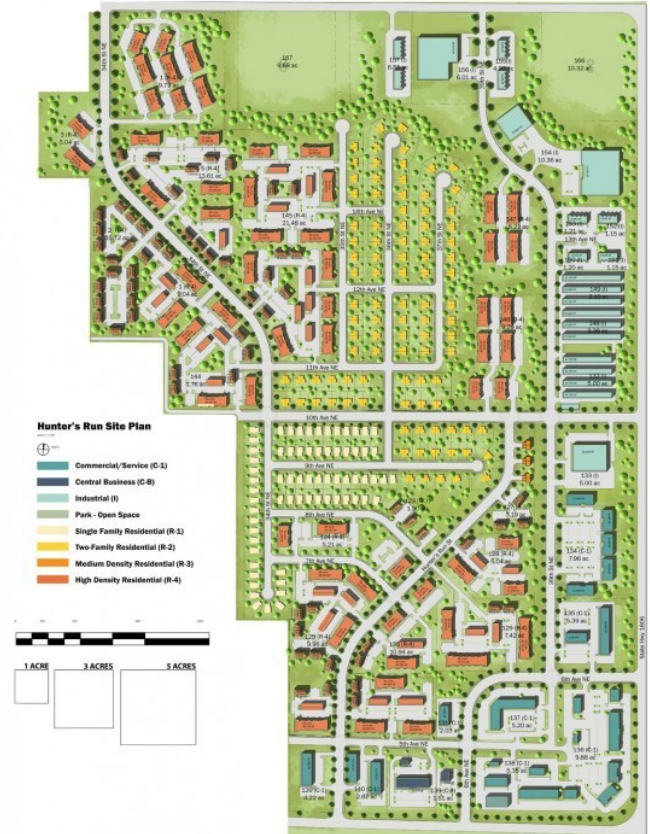


PROPERTY DETAILS & HIGHLIGHTS

Land For Sale

Hunters Run Residential Subdivision | Hunters Run Residential Subdivision, Watford City, ND 58854

Property Name: Hunters Run Residential Subdivision
Property Address: Hunters Run Residential Subdivision, Watford City, ND 58854
Property Type: Land
Lot Size: Various
Zoning: Residential



Beautiful Lots Within the Hunters Run Subdivision, The Premier Watford City Neighborhood. Prices Starting at \$45,000

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ADDITIONAL PHOTOS



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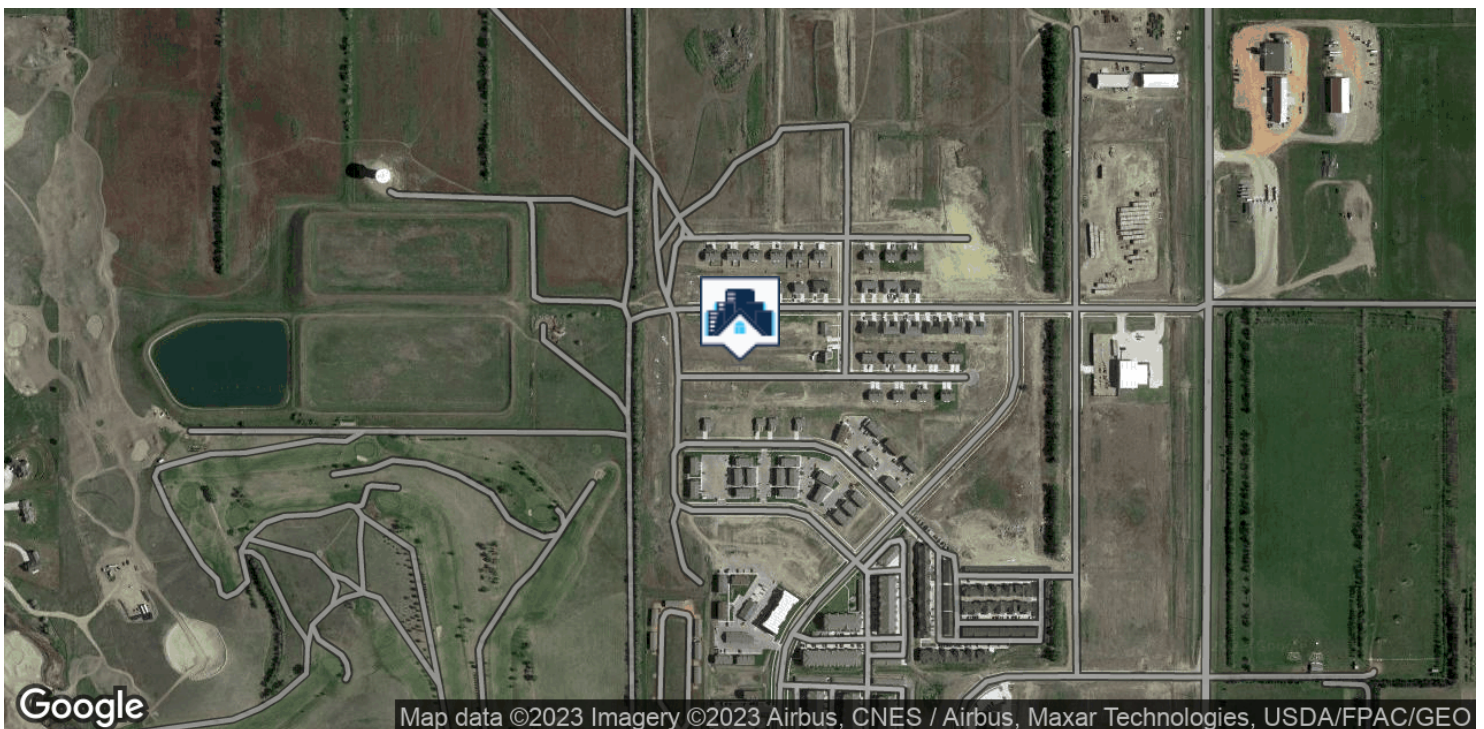
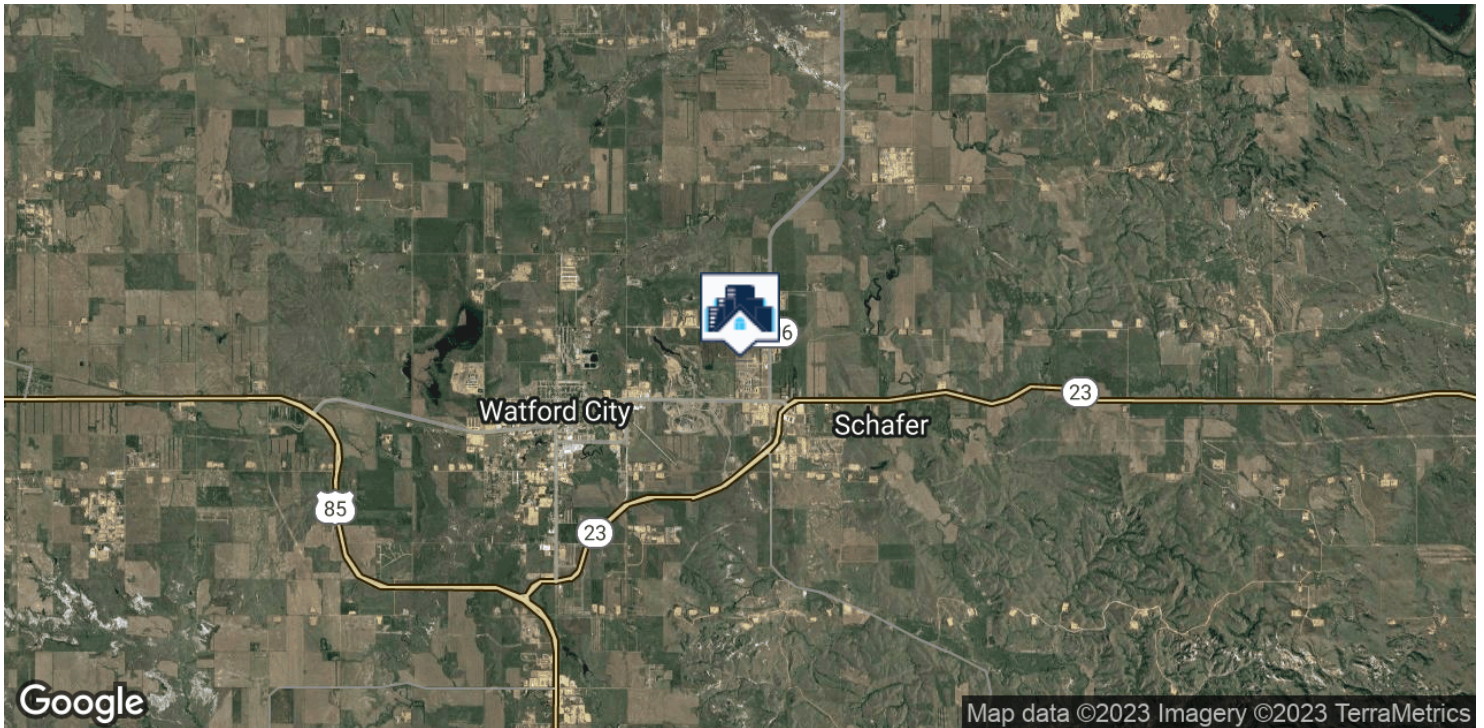
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LOCATION MAPS



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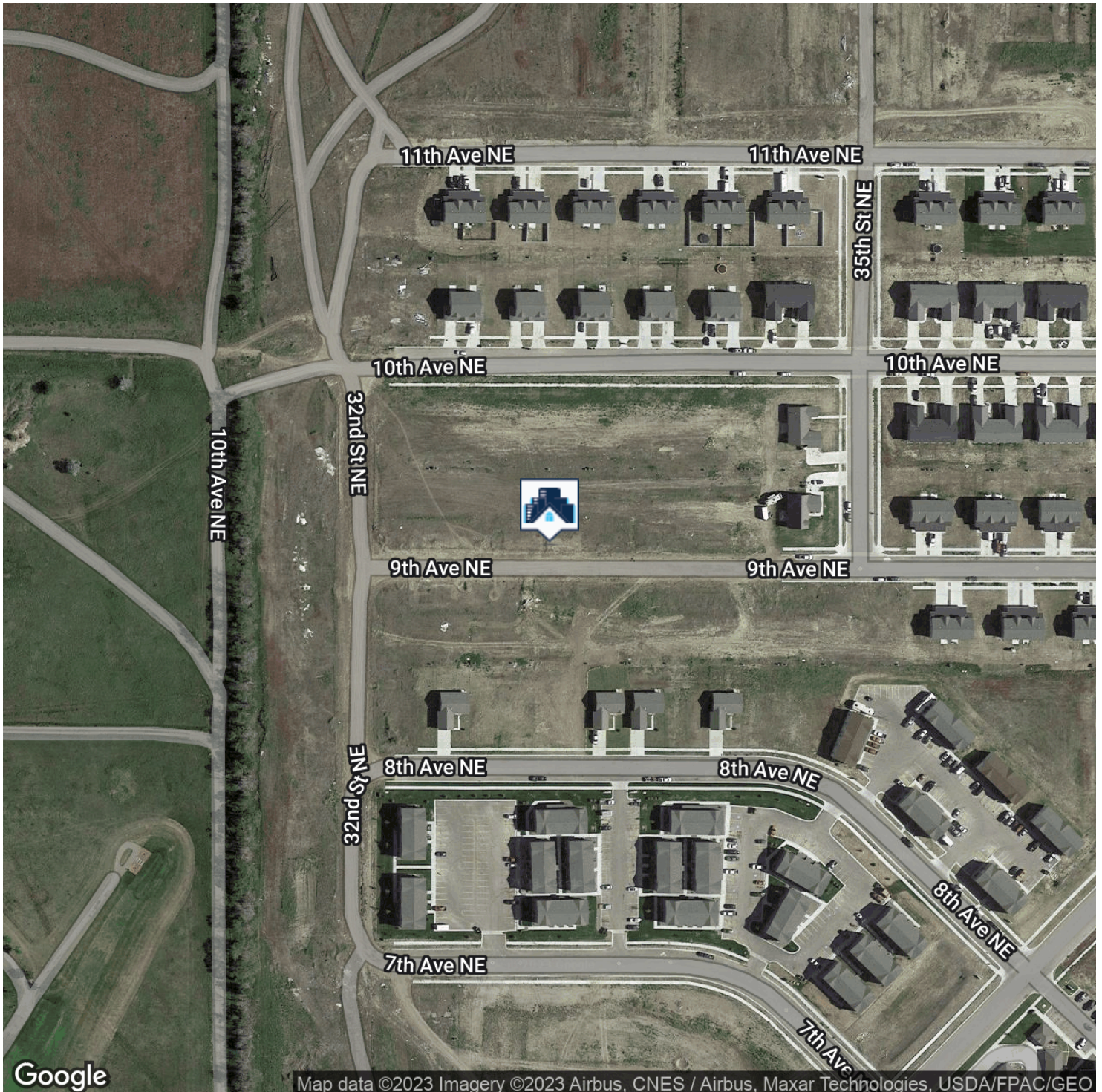
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AERIAL MAPS



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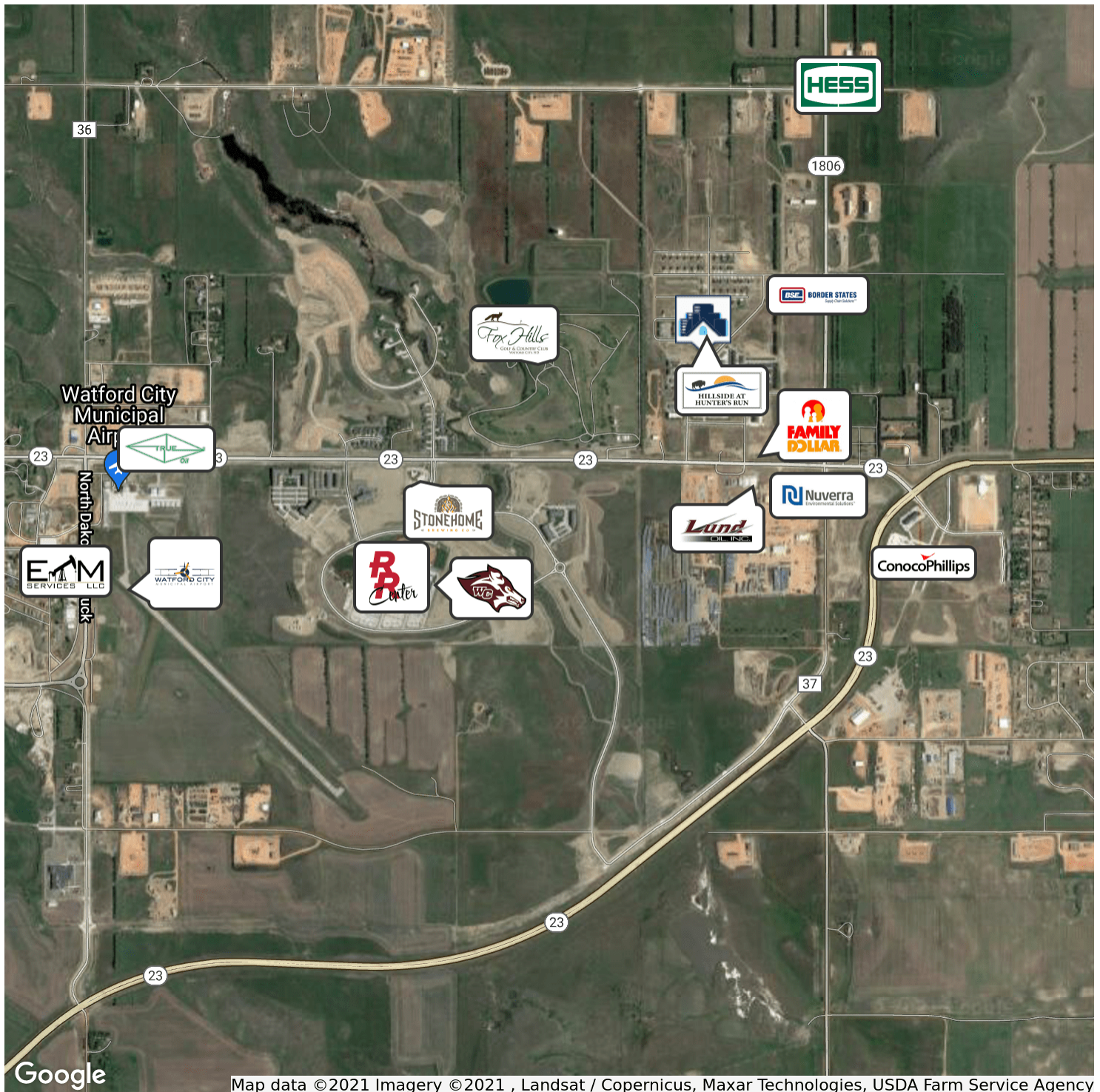
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RETAILER MAP



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WATFORD CITY | McKENZIE COUNTY

Economy at a Glance

UPDATED MONTHLY	February 2020	February 2019	January 2020	January 2019
McKenzie County Unemployment Rate	2.0%	1.6%	2.0%	1.4%
North Dakota Unemployment Rate	2.8%	3.1%	2.8%	3.1%
McKenzie County Labor Force	10,267	9,517	10,274	9,315
North Dakota Labor Force	400,774	399,102	399,574	397,265
Online Job Openings-McKenzie County	319	326	265	310
West Texas Intermediate Oil (Price/Barrel)	\$50.54	\$54.95	\$57.52	\$51.38
Oil Production-McKenzie County (Barrels)	15,579,834	15,607,499	16,985,664	18,130,551
Farmers Prices Received Index (2011 Base)	90.4	90.3	88.8	86.5
Farmers Prices Paid Index (2011 Base)	110.0	110.6	110.3	110.4

SOURCES: Unemployment, labor force, and online job openings data from Job Service North Dakota; Oil price from US Energy Information Administration; Oil production from North Dakota Department of Mineral Resources; Farmers price index from United States Department of Agriculture

MONTHLY/YEAR TO DATE	March 2020	March 2019	YTD 2020	YTD 2019
Theodore Roosevelt National Park-North Unit Visits	4,679	2,349	6,363	3,113
Occupancy Tax Distribution-Watford City	\$18,425	\$29,584	\$58,206	\$70,483
City Sales Tax Distribution -Watford City	\$346,161	\$408,541	\$1,324,361	\$1,168,952
City Sales Tax Distribution -Alexander	\$41,053	\$26,721	\$140,394	\$94,971
Restaurant/Lodging Tax Distribution-Watford City	\$24,760	\$34,038	\$93,600	\$98,552
Building Permits-Watford City	22	24	43	63
Building Permits Value-Watford City	\$2,692,300	\$2,098,939	\$4,002,365	\$3,507,062

SOURCES: National park visits from National Park Service; Tax distributions from North Dakota State Treasurer; Building permit data from City of Watford City

OIL PRODUCTION BREAKEVEN POINT	2019Q4	2019Q3	2019Q2	2019Q1
Dunn County	\$10	\$12	\$13	\$10
McKenzie County	\$8	\$12	\$12	\$13
Mountrail County	\$13	\$12	\$8	\$10
Williams County	\$17	\$16	\$15	\$17

NOTE: The Breakeven Point shows what the price of oil would need to be for a well to recover drilling and completion costs considering information on operating costs, drilling costs, historical production rate for new wells, and WTI pricing. SOURCE: North Dakota Department of Mineral Resources Director's Cut

APARTMENT OCCUPANCY RATE	April 2020	March 2020	April 2019	April 2018
Watford City-Brookledge	83%	81%	100%	92%

Source: Brookledge Apartments that includes 174 units

UPDATED YEARLY (for McKenzie County)	2019	2018	2017	2016
Births	NA	237	253	245
Deaths	NA	66	62	70
K-12 Fall Public School Enrollment	2,503	2,356	2,069	1,881
Median Age-County Residents	NA	30.7	31.2	31.3
Oil Extraction and Transport employment	NA	3,459	2,903	2,470
All other employment	NA	7,109	6,141	6,150

SOURCES: Births/Deaths from ND Dept of Health; School enrollment data from North Dakota Department of Public Instruction; Median age from US Census Bureau; Employment data from QCEW for All Employers, "Oil Extraction and Transport" cover NAICS codes 21, 48, 49 and "All other employment" cover any others besides what is included in oil extraction and transport; NA means the data is not available.

TAXABLE SALES & PURCHASES	2019Q3	2019Q2	2018Q3	2018Q2
Watford City	\$85,808,304	\$91,701,288	\$74,016,698	\$67,625,712
McKenzie County	\$100,480,270	\$103,257,073	\$88,082,144	\$79,192,765
North Dakota	\$5,851,815,091	\$5,592,367,823	\$5,624,702,224	\$5,160,203,004

SOURCE: North Dakota State Tax Commissioner Office

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

Certifications: CREIPS-(Certified Real Estate Investment Planning Specialist)

NCREA (National Commercial Real Estate Advisor)

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AGENT BIO



Real Estate License #10666

Contact

Office: (701) 580 0564

Email: Lucas@ProvenRealtyND.com

**LUCAS NATWICK
DIRECTOR OF SALES AND
RECRUITING**

Born and Raised in Williston, Lucas has many lifetime connections throughout the Bakken. As a graduate of Williston State College, Lucas studied Real Estate and Business Management before entering the Oil and Gas Industry. Like many in that industry, he was let go during the oil crash of 2020 and decided it was time to put his education in Real Estate to work. Since entering Real Estate full time Lucas has closed over \$20 Million in local real estate transactions.

When away from Real Estate, Lucas enjoys spending his time hunting, refereeing High School football games, spending time with his family and volunteering on local nonprofit boards. Lucas currently serves on the Board of Directors for Upper Missouri Ministries and the Williston Board of Realtors, while previously serving on the Board of the Williston Moose Lodge.

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