

BEAUTIFUL SINGLE FAMILY RANCH STYLE
HOME FOR SALE

12601 HIGHWAY 200, SIDNEY, MT 59270



PRICE REDUCED ON THIS
BEAUTIFUL SINGLE
FAMILY RANCH STYLE
HOME WITH BARN



Beautiful Single Family Ranch Style Home Property For Sale

PRICE REDUCED On This Beautiful Single Family Ranch Style Home With Barn | 12601 Highway 200, Sidney, MT 59270

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$339,900

Building Size: 2,674 SF

Available SF:

Lot Size: 1.61 Acres

Price / SF: \$127.11

Year Built: 1915

PROPERTY OVERVIEW

Beautiful 2,674 SQ FT Home On 1.61 ACRES IN Sidney, MT

PROPERTY HIGHLIGHTS

- Large 2,674 SQ FT Updated Home With Barn on 1.61 Acres
- +2000 SQ FT on the Main Level With A Finished Attic, Basement Storage, and Outbuilding
- 4 Bedroom, 2 Bath Home, 2 Story Farmhouse, Recently Remodeled
- There is over 1.61 Acres With Mature Trees and Paved Access
- Large Barn (45'X 30') With Bonus "Dollhouse" and Fenced Play Area
- Updates Throughout, Including Premium Carpet
- Private Well and Septic
- Located on Highway 200 just 1 mile north of Sidney

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

ERIK PETERSON

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Erik@ProvenRealtyND.com

ND #9328 MT #65900



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ADDITIONAL PHOTOS



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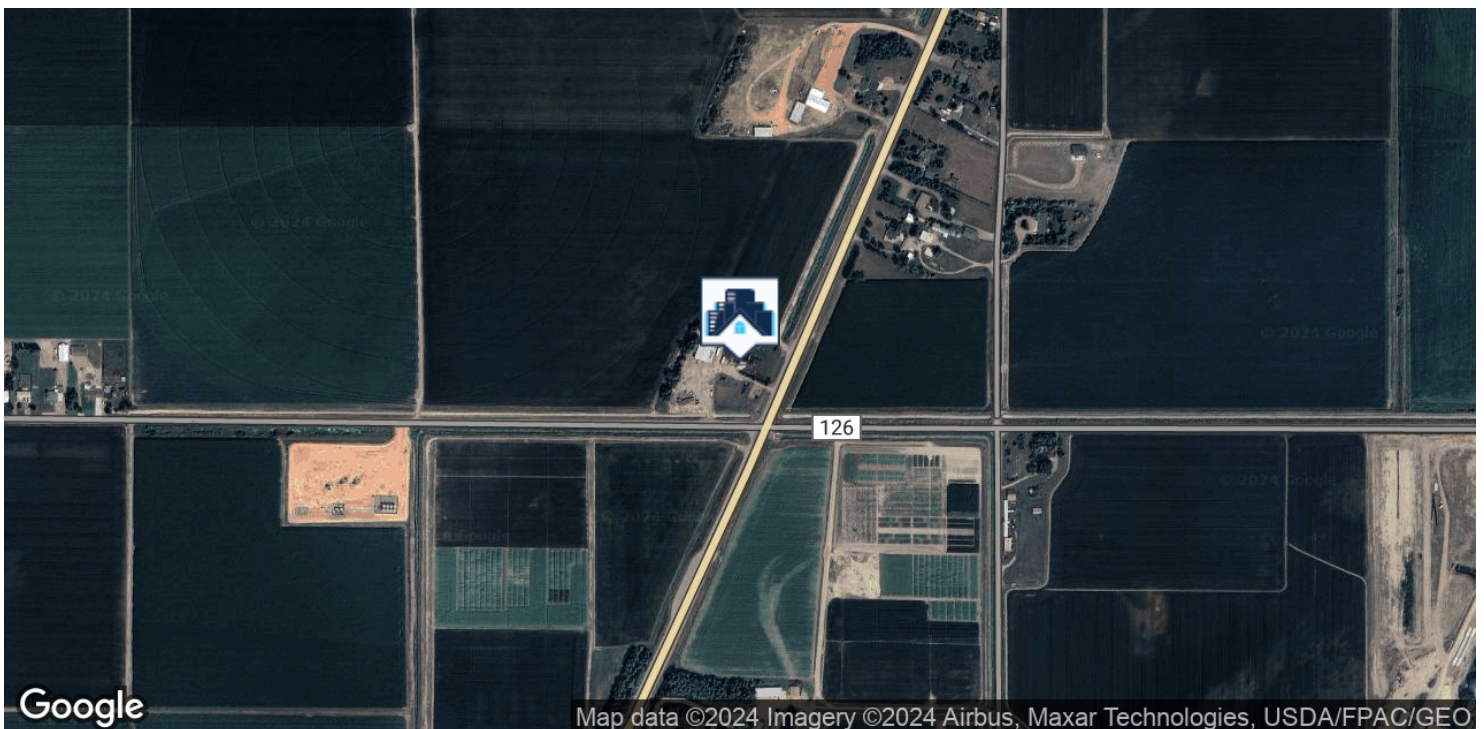
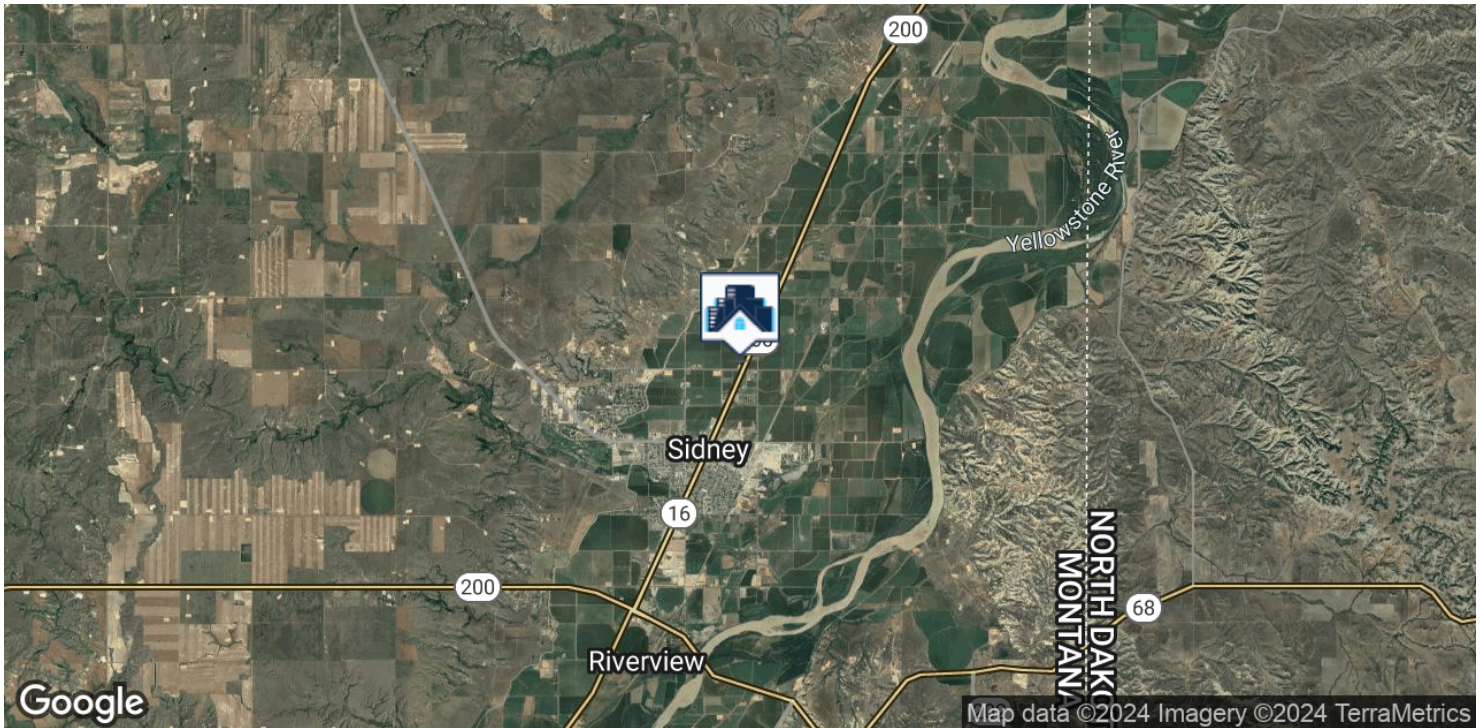
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LOCATION MAPS



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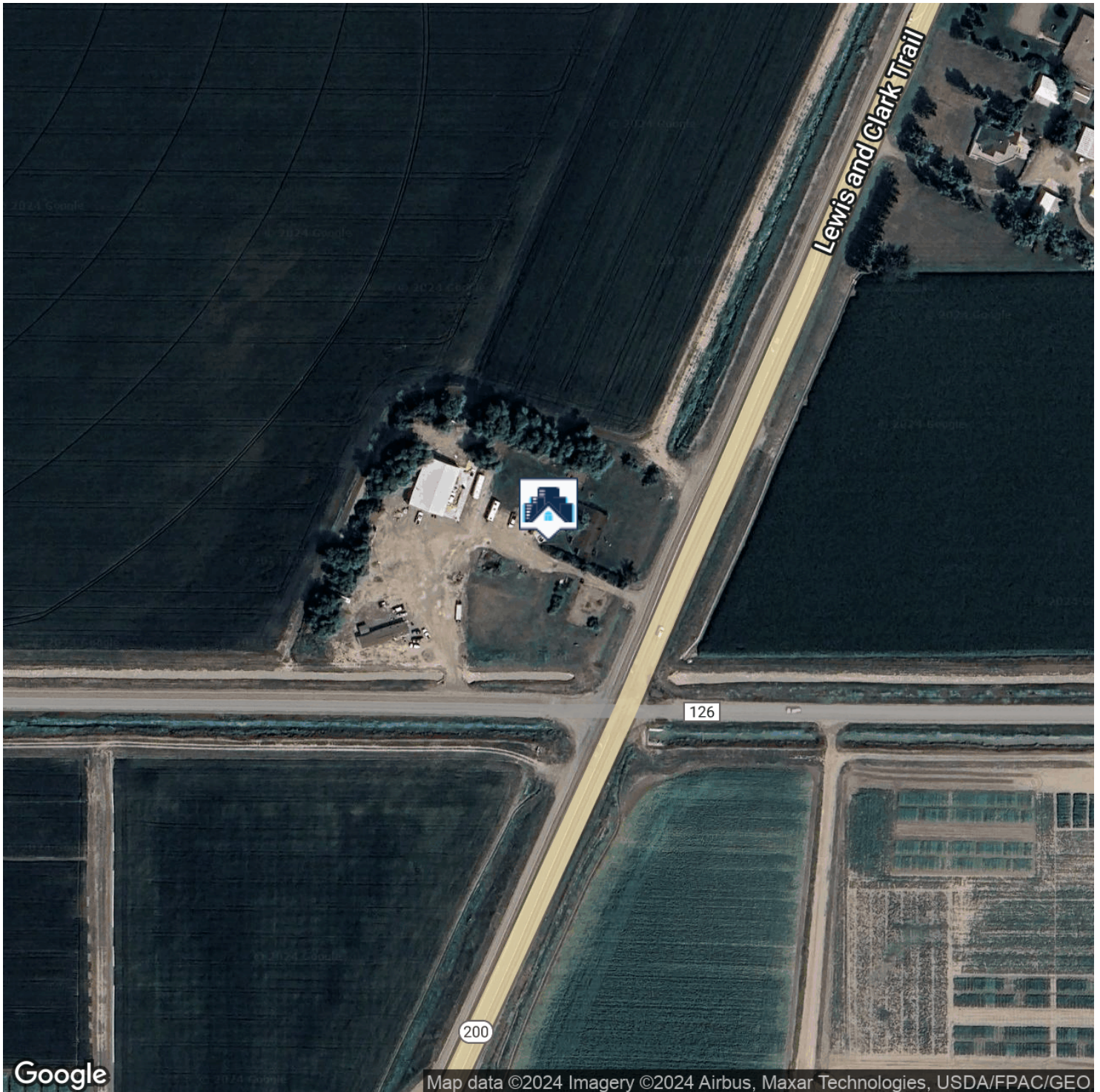
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AERIAL MAPS



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ADVISOR BIO



ERIK PETERSON

Owner/Broker

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Direct: 701.369.3949

MT #65900 // ND #9328

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 (Maana Cum Laude) - Eastern Oregon University - 3.89 GPA

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