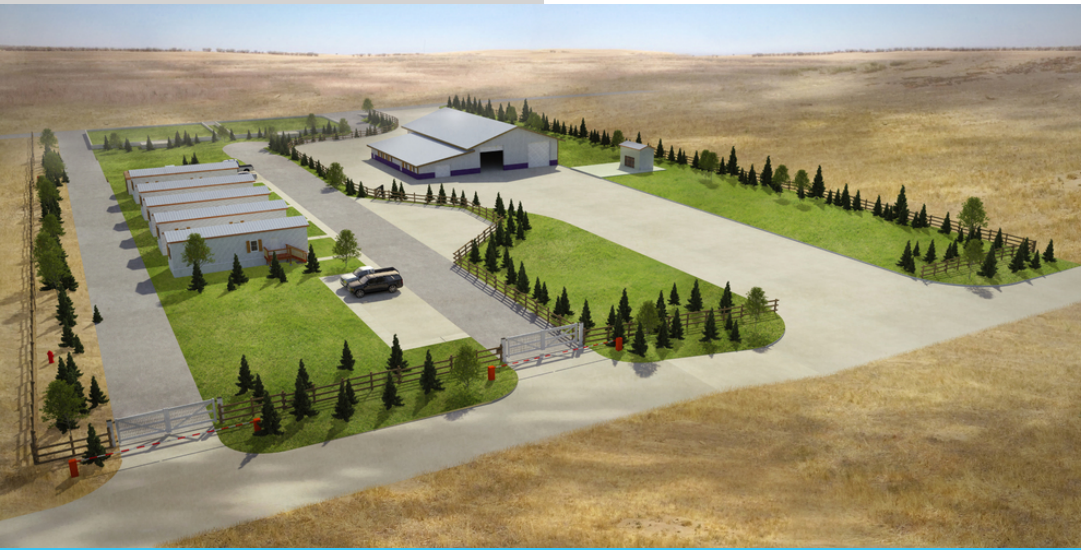


**5 ACRES WITH 5 MANUFACTURED HOMES
FOR SALE**
2947 133RD F. AVE NW, ARNEGARD, ND 58835



**APPROVED EMPLOYEE
HOUSING-5 HUD
HOMES ON 5 ACRES**



5 ACRES WITH 5 MANUFACTURED HOMES Property For Sale

5 ACRES WITH 5 APPROVED MANUFACTURED HOMES | 2947 133rd F. Ave NW, Arnegard, ND 58835

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: Call For Price

Building Size: 1,260 SF

Year Built: 2013

PROPERTY OVERVIEW

This is a great property in Arnegard to build a new, 5,000 SQ FT shop (Plans Included) with employee housing that has been grandfathered in.

PROPERTY HIGHLIGHTS

- Grandfathered for 5 employee HUD Mfg. Homes and a workshop.
- Built in 2013, each home is 2 bedrooms and 1 bath.
- 14' x 18' = 252 SQ FT
- Appliances Included
- Well water has filtration and pressure maintaining system. All water lines are underground 8 - 9 feet
- 2-Septic systems, one fully permitted and operational to code with 900' of infiltrators
- Electric system is transformer distributed thru an 800 amp distribution box with 1000' of 4-0000 cable
- Fiber optic cabling installed on property for phone, internet and TV
- Entrances front and rear and separate entrance for the Employee housing
- System originally designed for 12 manufactured homes plus a 5000' workshop. Plans Included

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LUCAS NATWICK

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ADDITIONAL PHOTOS



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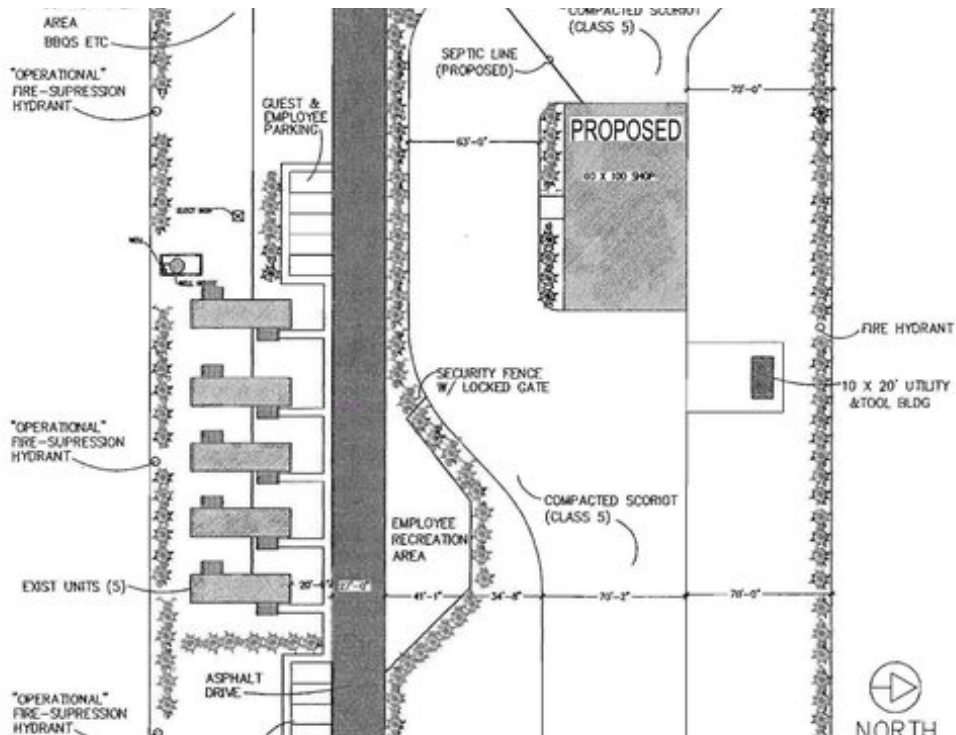
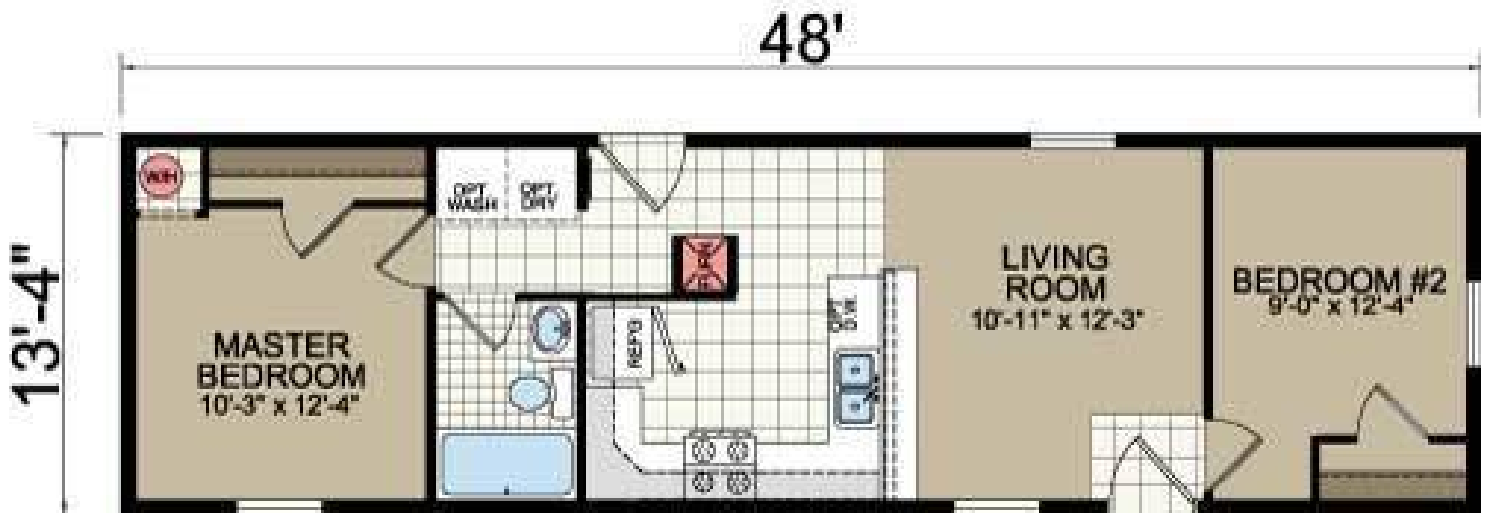
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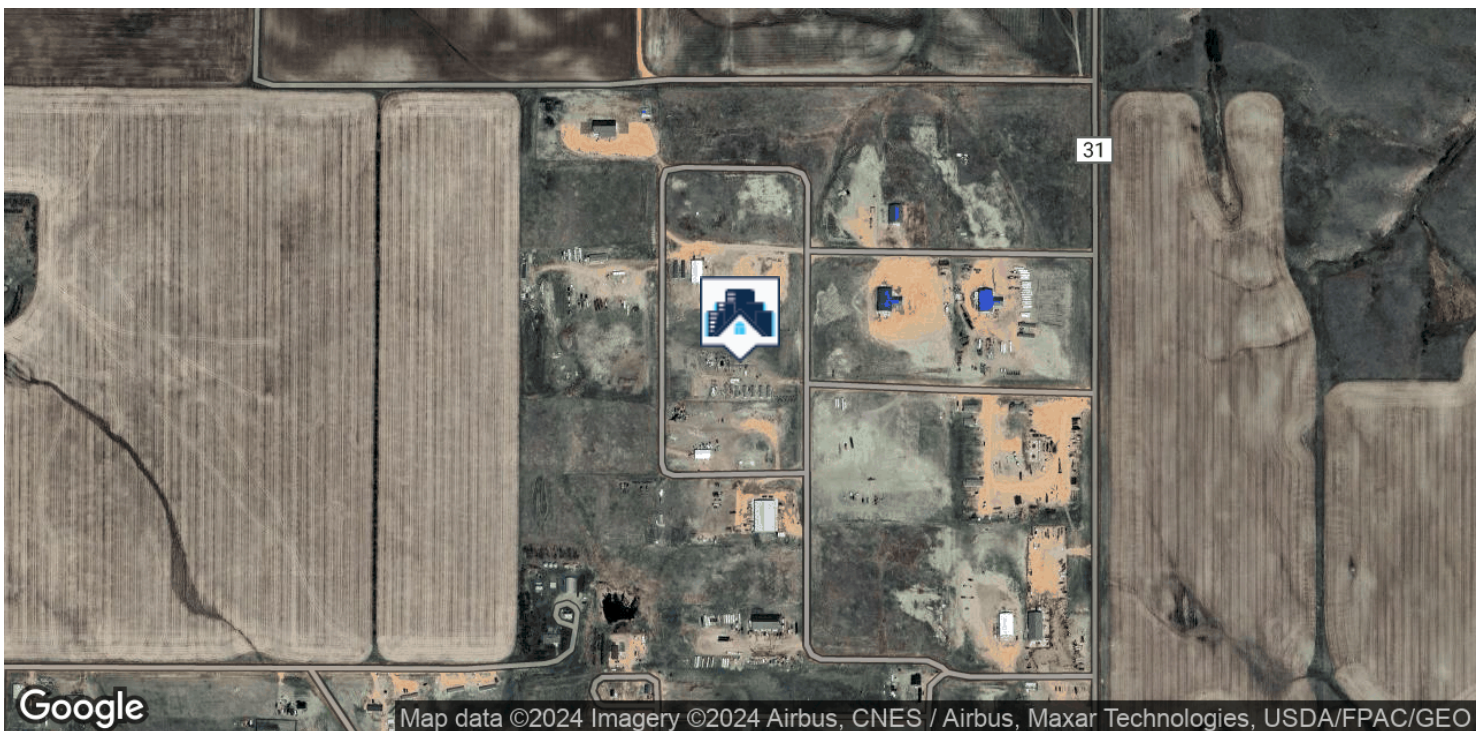
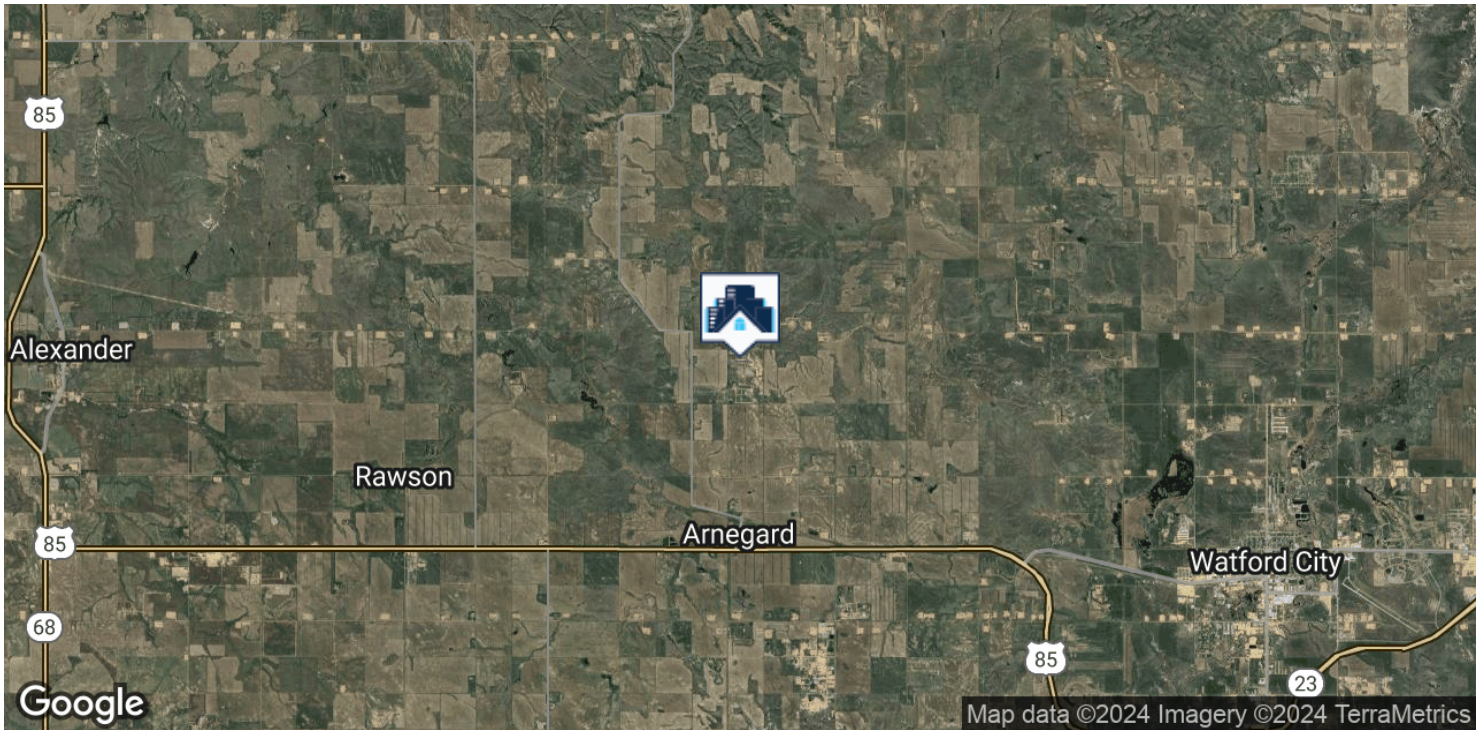
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LOCATION MAPS



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AERIAL MAPS



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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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ADVISOR BIO



ERIK PETERSON

Owner/Broker

Erik@ProvenRealtyND.com

Direct: 701.369.3949

ND #9328 // MT #65900

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

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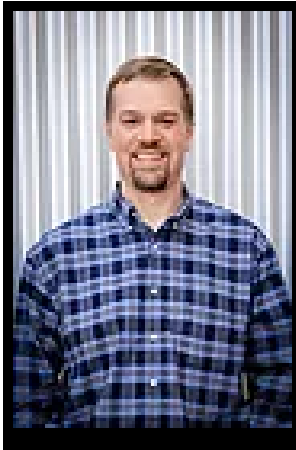
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OUR TEAM

OUR TEAM



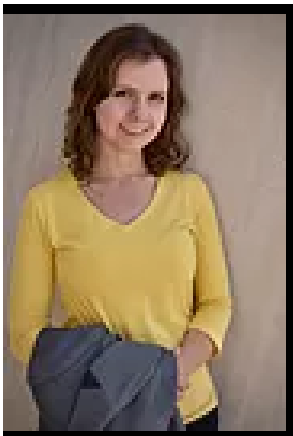
Erik Peterson



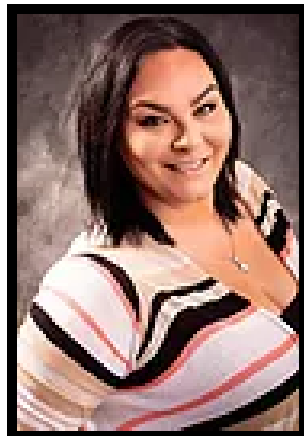
Cami Hinz



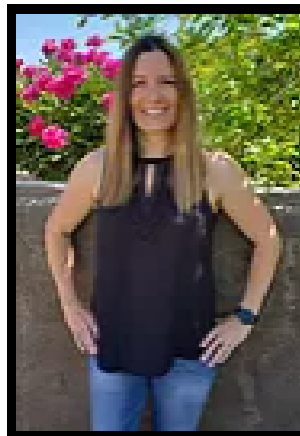
David Van Assche



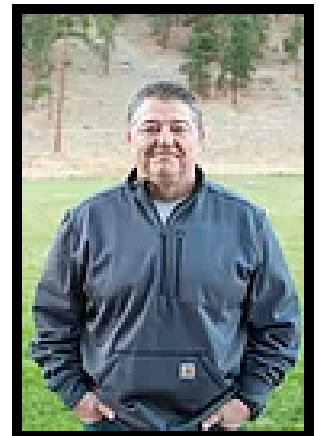
Viktoriia Kersh



Sarah Gibson



April Szostak



Attila Csikos

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**RECENTLY
SOLD OR
LEASED**

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Erik Peterson



Williston, ND

Suite 3000, 310 Airport
Leased



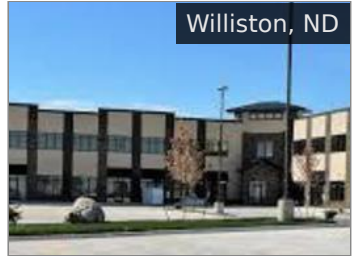
Williston, ND

Suite 3100, 310 Airport
Leased



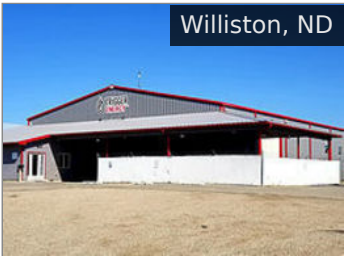
Williston, ND

Suite 700, 310 Airport F
Leased



Williston, ND

Suite 102, 3210 37th St
Leased



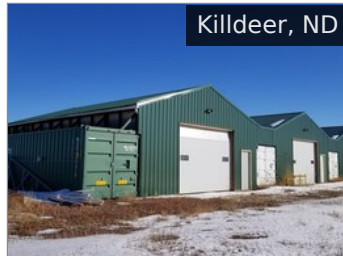
Williston, ND

1903 50th St West
Leased



Williston, ND

409 48th ave west
Leased



Killdeer, ND

163 104H Ave SW, Killdeer
Leased



Williston, ND

5083 146th Ave NW
Leased



Watford City, ND

1806 24th Ave SE
Leased



Williston, ND

4925A Highway 85
Leased



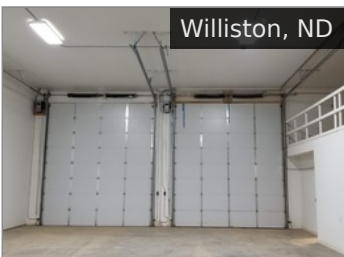
Watford City, ND

2052 125th Ave NW
Leased



Sidney, MT

2508 Lincoln Ave South
Leased



Williston, ND

1910 50th St. W. Suite 1
Leased



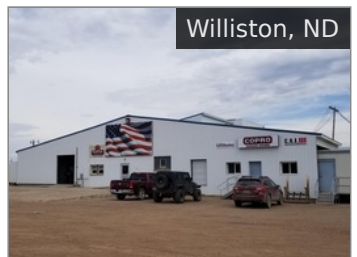
Williston, ND

2209 44th St West
Leased



Watford City, ND

12632 23rd St NW
Leased



Williston, ND

6 E Dakota Pkwy
Under Contract

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Erik Peterson



Watford City, ND

12638 32 St NW
Under Contract



Watford City, ND

2000 2nd Ave SW
Under Contract



Williston, ND

13745 55th St NW
Under Contract



Killdeer, ND

129 104 South Ave SW
Closed



Stanley, ND

8116 61st NW Lot #3
Closed



Watford City, ND

12509 20th H Street
Closed



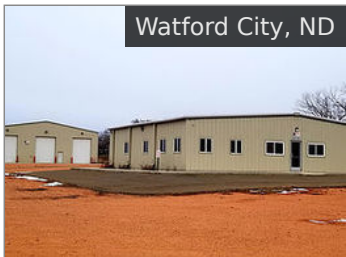
Watford City, ND

116 8th Street NW
Closed



Dickinson, ND

10944 27th St SW
Closed



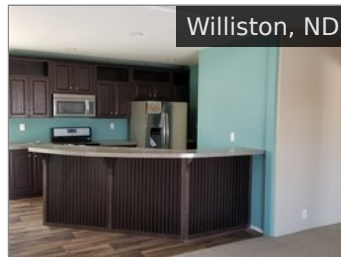
Watford City, ND

3804 17th Ave SW
Closed



Watford City, ND

2014 125th Ave NW
Closed



Williston, ND

13388 Martinez Loop
Closed



Dore, MT

3629 160 Q Ave NW
Closed



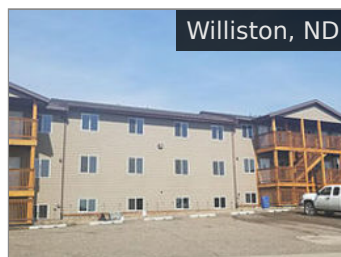
Williston, ND

6025 138th Ave NW
Closed



Watford City, ND

910 Cattail Dr
Closed



Williston, ND

511 Reclamation Drive
Closed



Alexander, ND

14152 Highway 85 Sout
Closed

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