

RV PARK FOR SALE  
22 M ST NW, WATFORD CITY, ND 58854



18 LOT RV PARK ON  
4.54 ACRES



EXECUTIVE  
SUMMARY

## OFFERING SUMMARY

Sale Price:	\$279,000
Lot Size:	4.54 Acres
Year Built:	2012
Zoning:	Commercial

## PROPERTY OVERVIEW

Stunning RV Park with Residential Development Potential Welcome to an incredible investment opportunity that combines the best of both worlds – an 18-spot RV park nestled within three spacious parcels of land, with the added potential for residential development. This unique property offers not only the allure of a serene and picturesque environment but also the prospect of a future home and a continuous stream of income. Call your favorite realtor to set up a showing today.

## PROPERTY HIGHLIGHTS

- 18 Lot RV Park on 4.54 Acres
- Potential For Residential Development

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

**ERIK PETERSON**  
701.369.3949  
Erik@ProvenRealtyND.com  
ND #9328 MT #65900



ADDITIONAL  
PHOTOS



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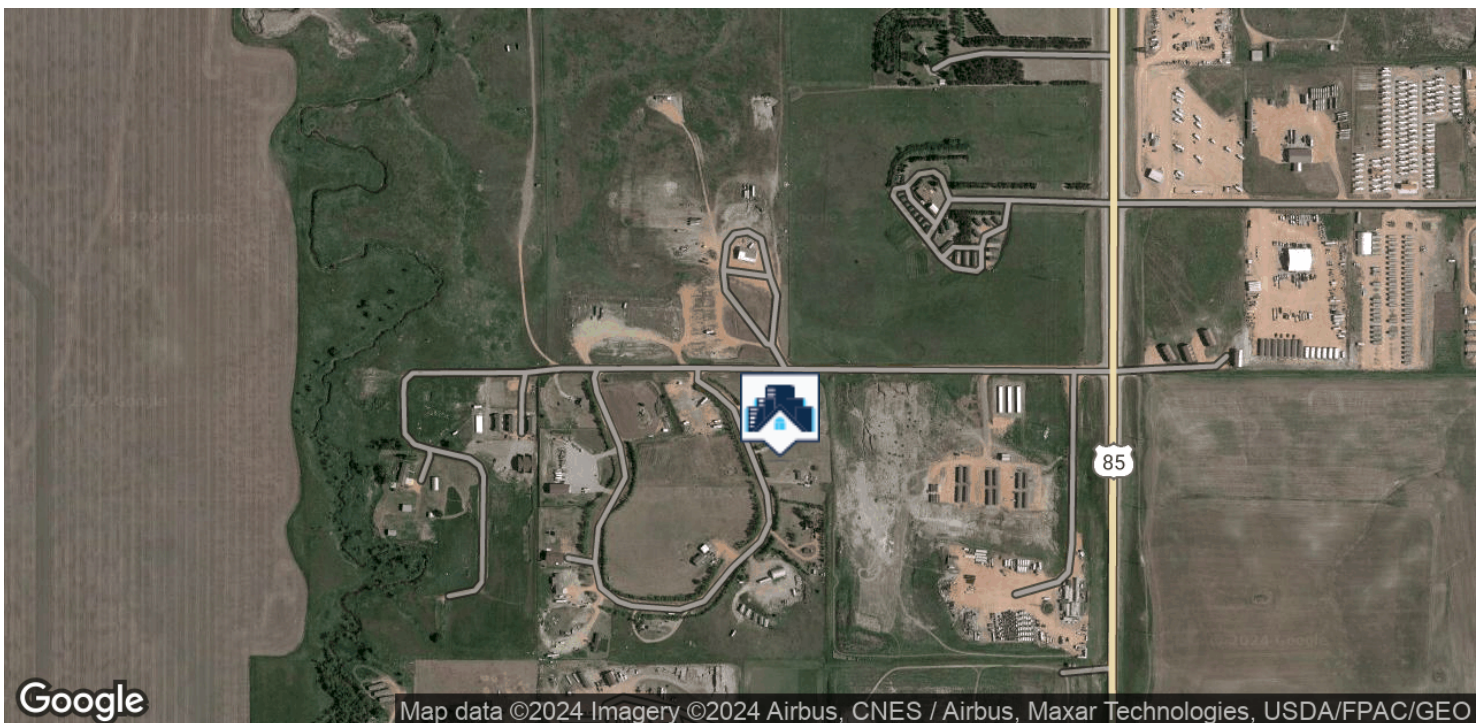
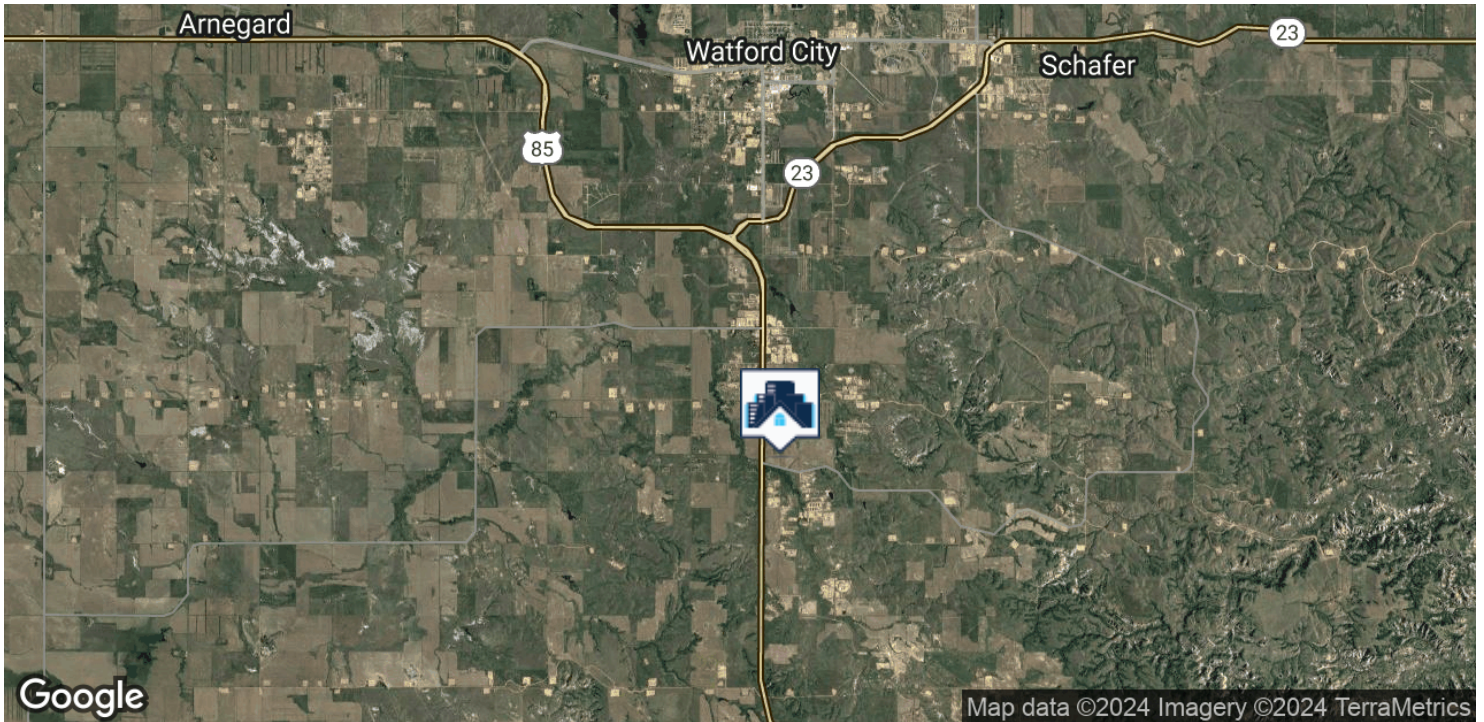


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## LOCATION MAP

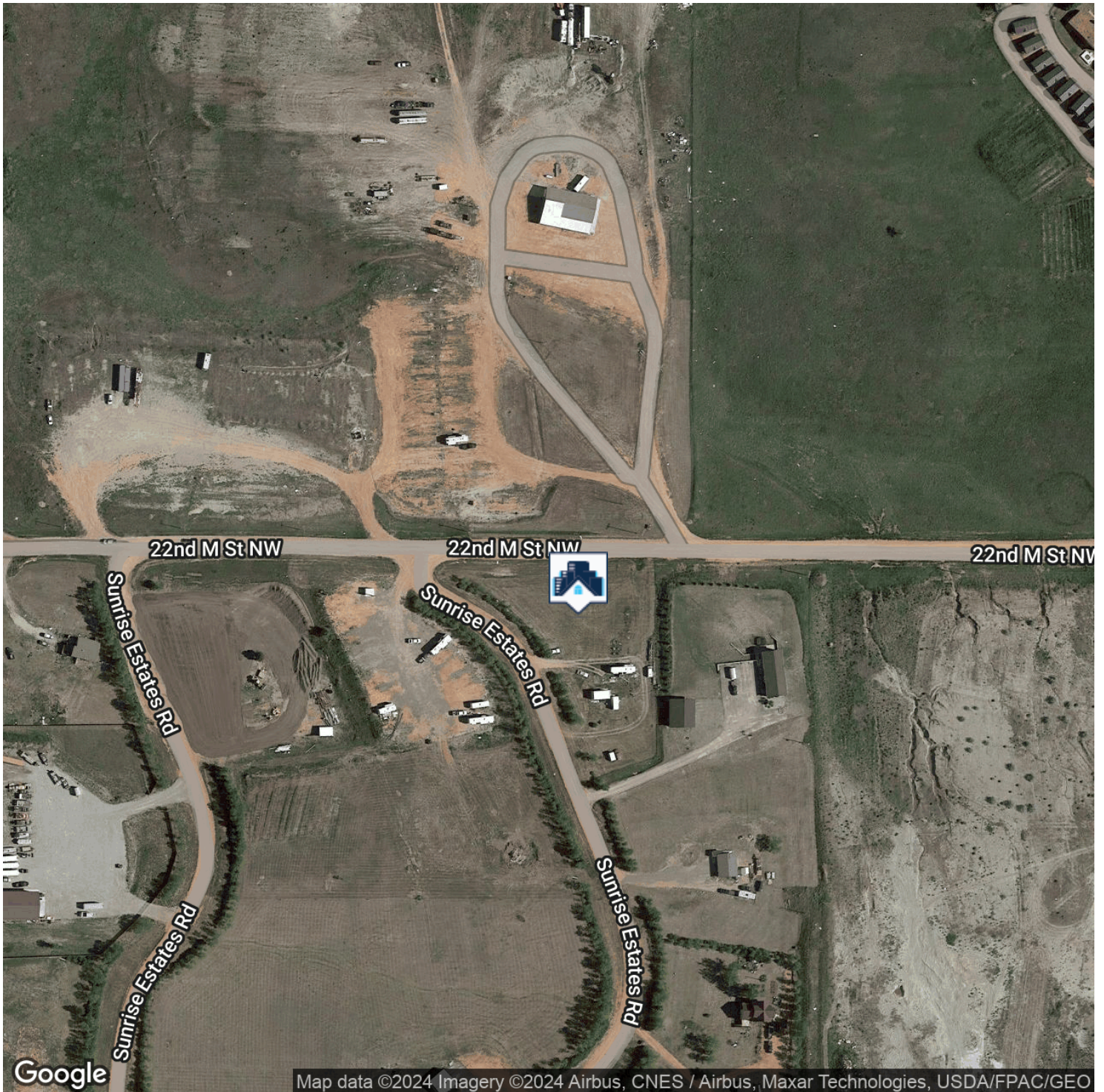


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## AERIAL MAP



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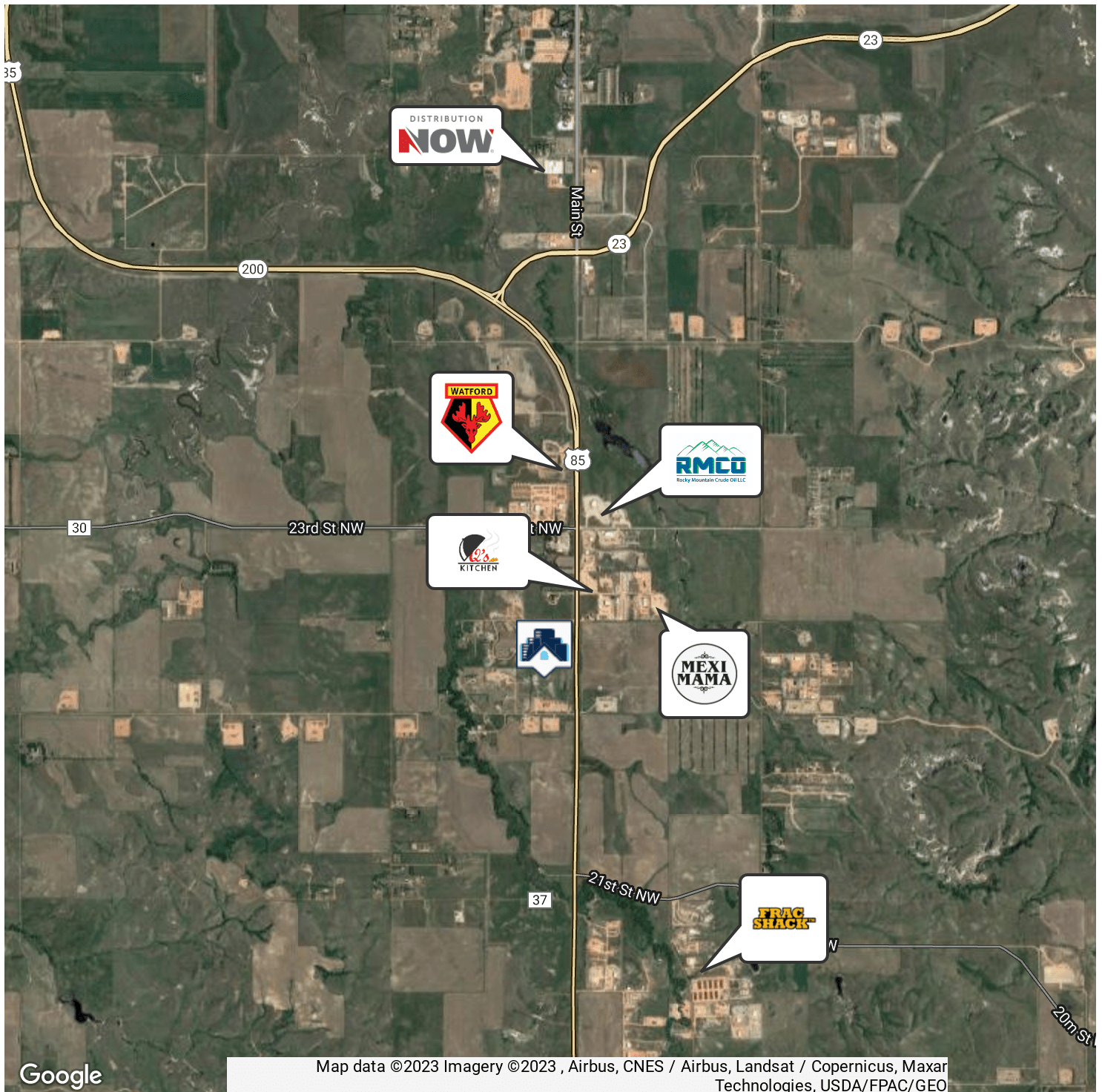
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# RETAILER MAP



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## AGENT BIO

**Kayla Ruby**  
**Salesperson**

Kayla Ruby was born and raised in a small town in Kentucky and moved to North Dakota nine years ago. She originally came out here to make some money and then leave for the Navy, but fate had a different idea. Kayla ended up falling in love and decided to make Watford City her forever home. She is now married to the man of her dreams and has three beautiful daughters. Kayla spends her days running her household, homeschooling, and managing expenses. She's very active in the community and volunteers at her church whenever she's needed. She previously ran her own cleaning company and knows the value of good work ethics and follow through.

Kayla decided to join Proven Realty after her husband Dan did. She began watching the extensive training videos with Dan and decided that this is a career that she would love. She really enjoys helping people, and she knew from the start that Proven Realty would be the perfect place to start her real estate career due to their "Go Giver" philosophy, which was a perfect fit for Kayla's internal compass and her high level of integrity. Kayla is well known in her circle for her big heart and trustworthiness, she is a great friend and will make an awesome addition to the Proven Team!

Kayla loves fitness, health, and cooking. She runs whenever she gets a chance and recently ran her first half marathon. She thrives on a challenge and loves to see success come from hard work.

**Professional Certifications**

North Dakota Real Estate Salesperson-  
License #10721

**Contact**

Mobile: (701) 521-2678  
Email: Kayla@ProvenRealtyND.com

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## BROKER

**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.

**Proven Realty brokered by eXp Realty**

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