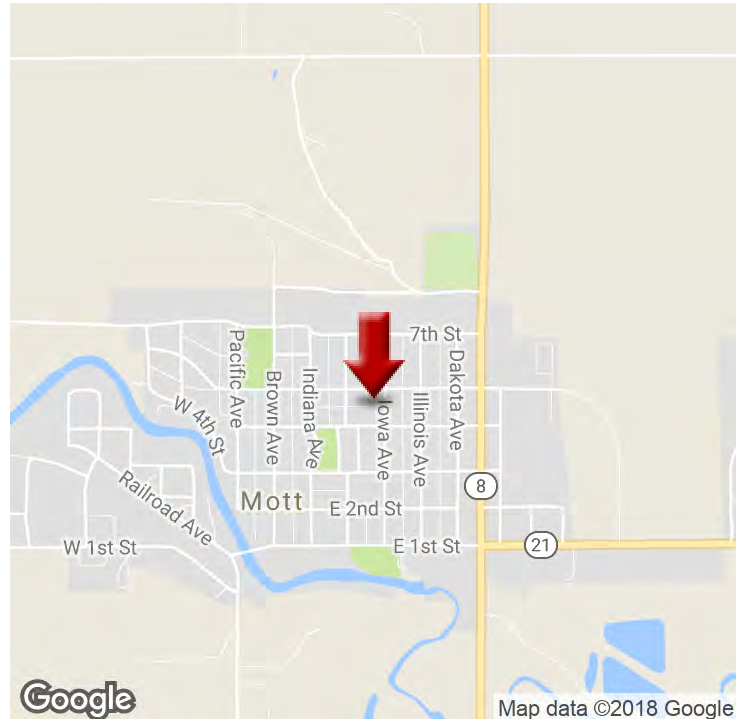


RARE ND HUNTING OPERATION FOR SALE

MOTT NORTH DAKOTA TAILFEATHER INN HUNTING OPERATION

412 Iowa Ave, Mott, ND 58646



OFFERING SUMMARY

SALE PRICE:	\$1,200,000
LOT SIZE:	320 Acres
YEAR BUILT:	1964
BUILDING SIZE:	6,111 SF
MARKET:	North Dakota
SUBMARKET:	Mott

PROPERTY OVERVIEW

Own your own hunt club and hunting land in the heart of North Dakota Pheasant Country. Former convent, built from brick and block construction. Can operate as a profitable business or as a Private Hunt Club. "Generational Property."

PROPERTY HIGHLIGHTS

- 19 Bedrooms
- Sleeps 40+
- Large, Galley-Style Kitchen
- Large Laundry
- Private Owner's Quarters
- 320 Acres of Prime Hunting Land (320 Acres Additional Land Available)
- 1Hr. to Dickinson, 2 Hrs. to Bismarck, 3 hrs. to Williston, 4.5 Hrs. to Fargo

KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
O 701.645.1057
C 612.701.7454
michaelhouge@gmail.com
ND #7909 - MN #86083

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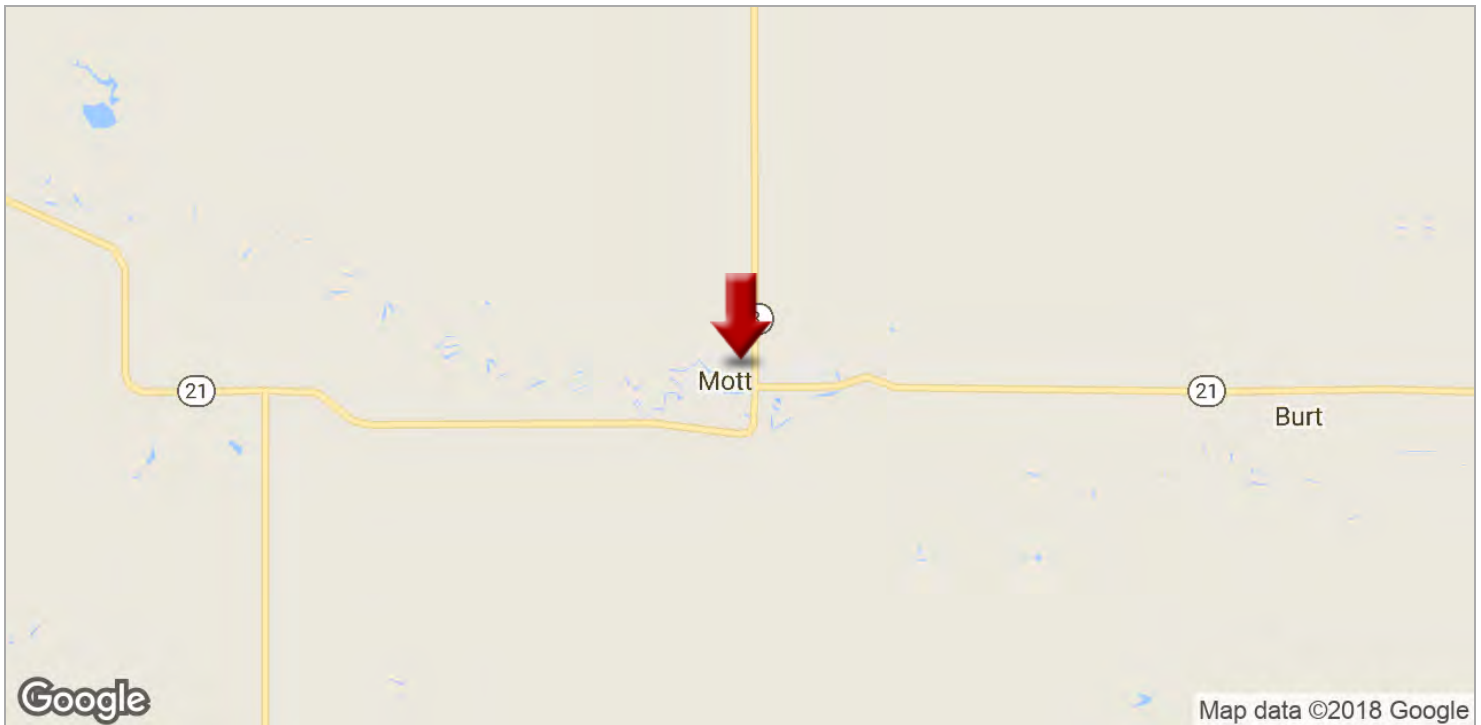
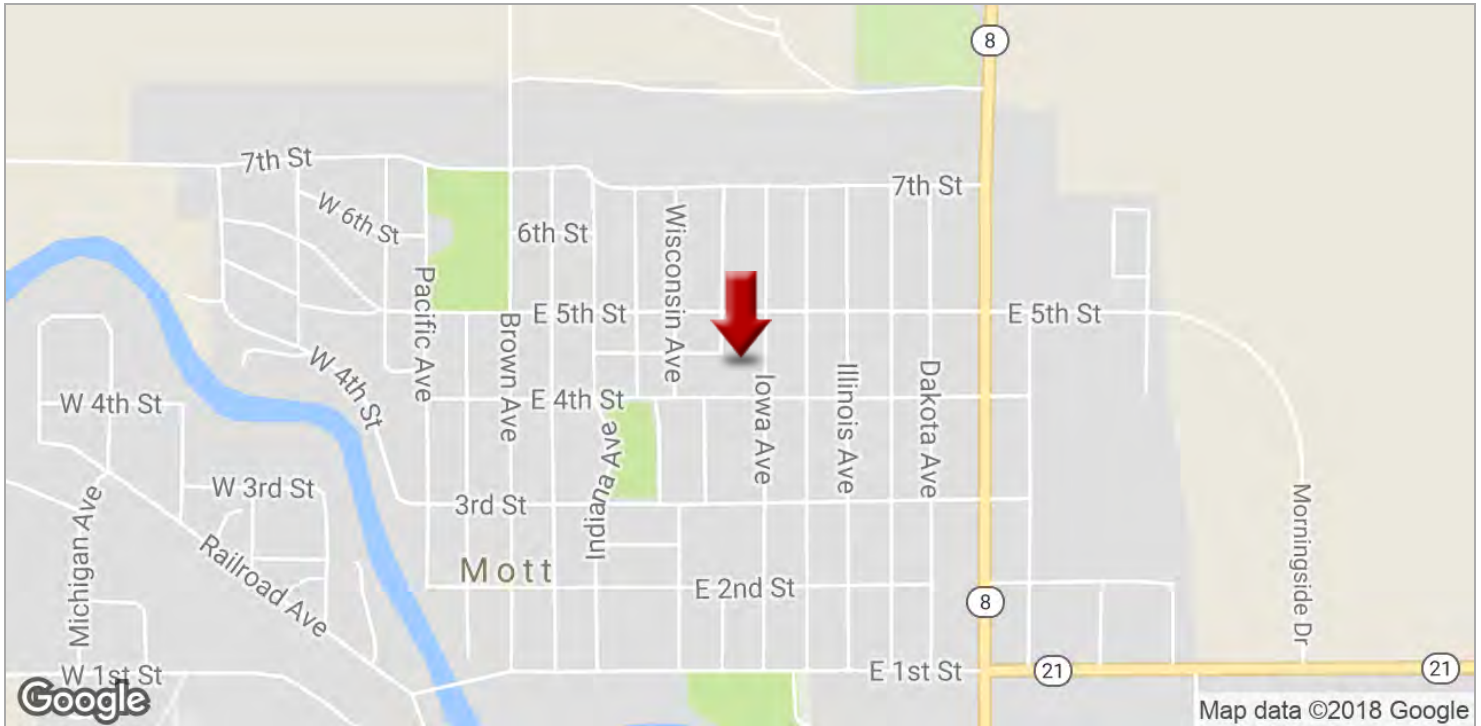
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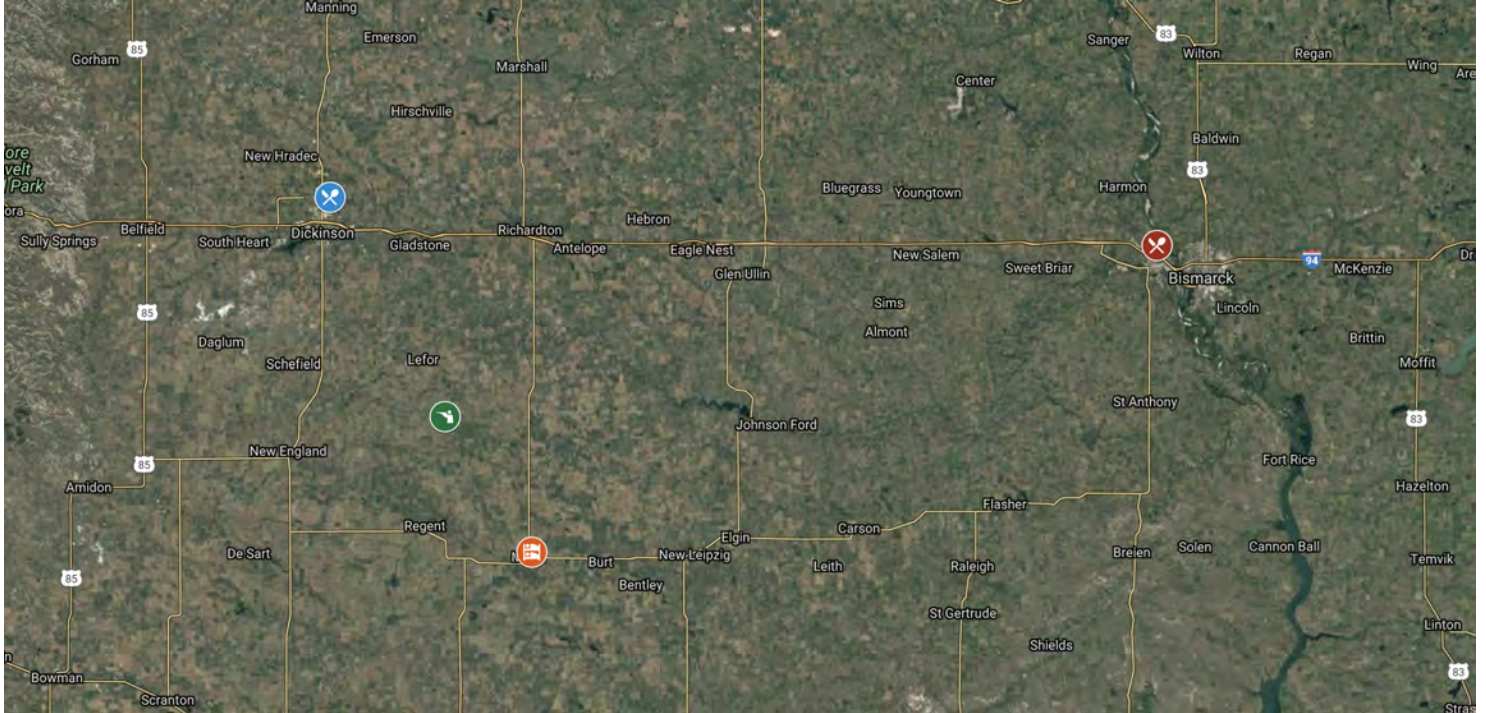
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HUNTING OPERATION FOR SALE

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412 Iowa Ave, Mott, ND 58646



1 HOUR FROM DICKINSON

I-94 E to ND State Hwy 8 S

1 HOUR FROM BISMARCK

I-94 W to ND State Hwy 8 S

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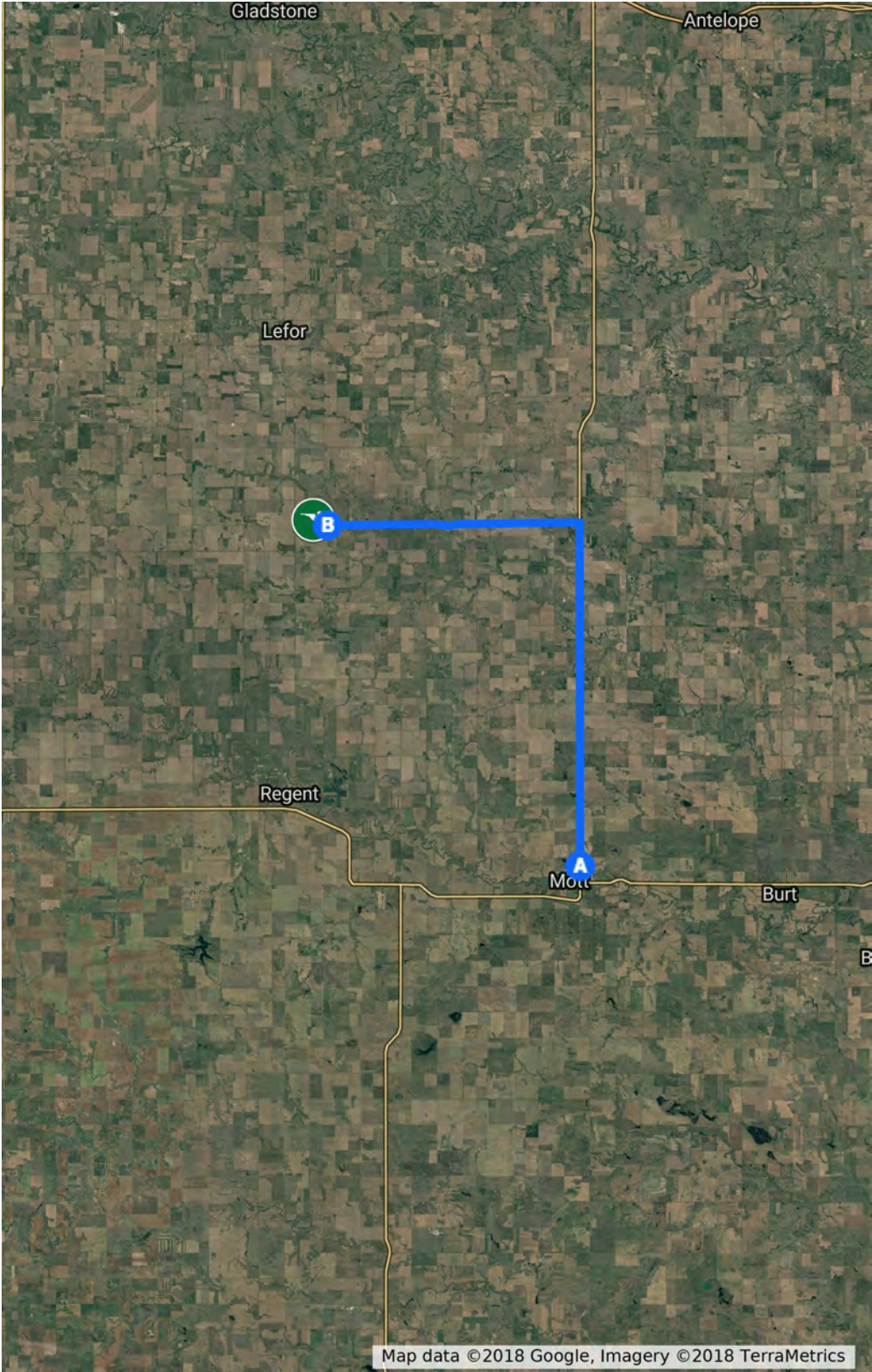
30 Mile Creek Hunt Club

Hunting Land

- 320 Acres Hunting Land
- Approx. Hunting Area

Directions from ND-8, Mott, ND 58646, USA to St Michael's Rd, Regent, ND 58650, USA

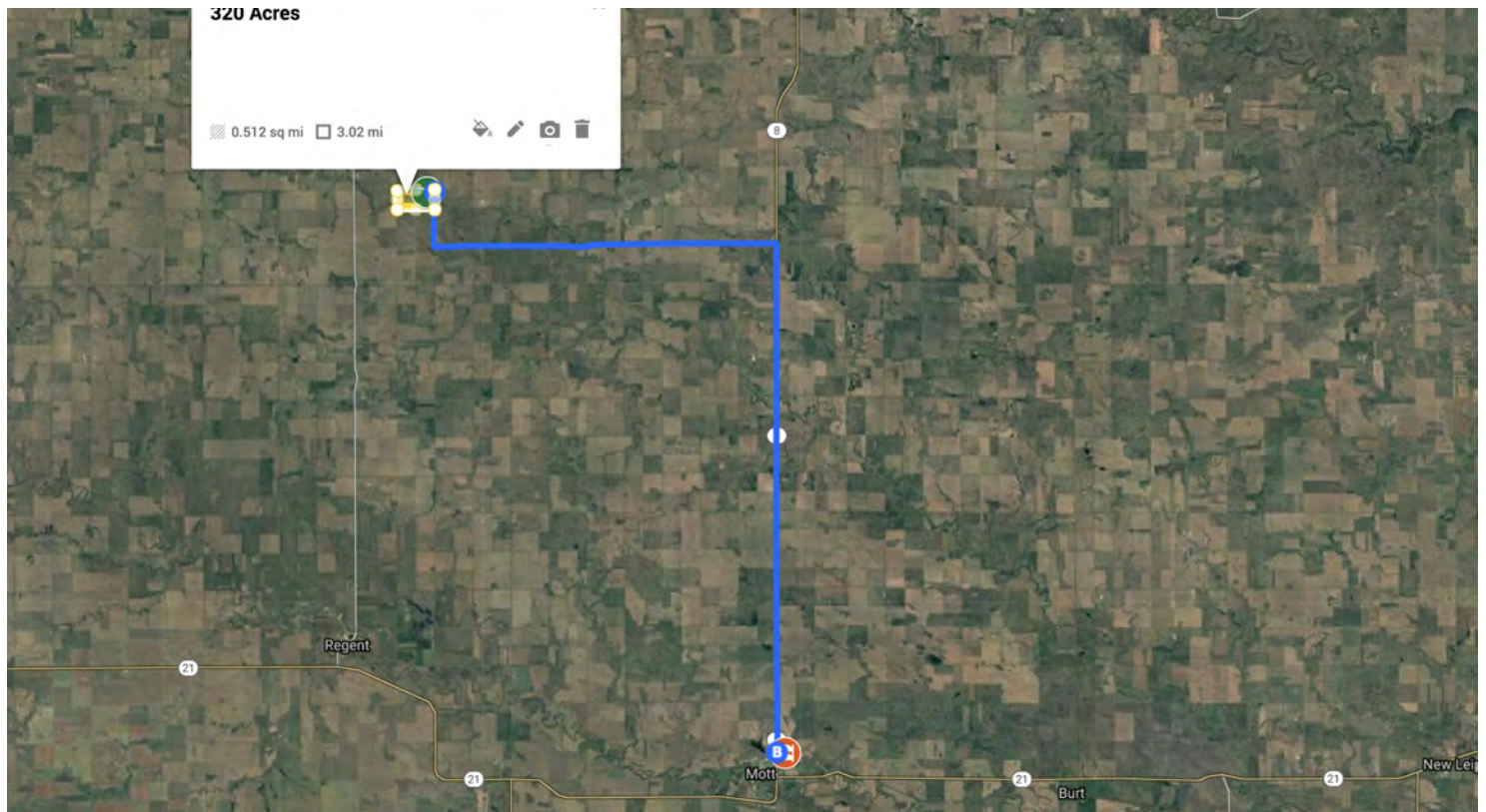
- ND-8, Mott, ND 58646, USA
- St Michael's Rd, Regent, ND 58650, USA



HUNTING OPERATION FOR SALE

MOTT NORTH DAKOTA TAILFEATHER INN HUNTING OPERATION

412 Iowa Ave, Mott, ND 58646



PRIVATE HUNTING LAND

320 Acres of Prime land

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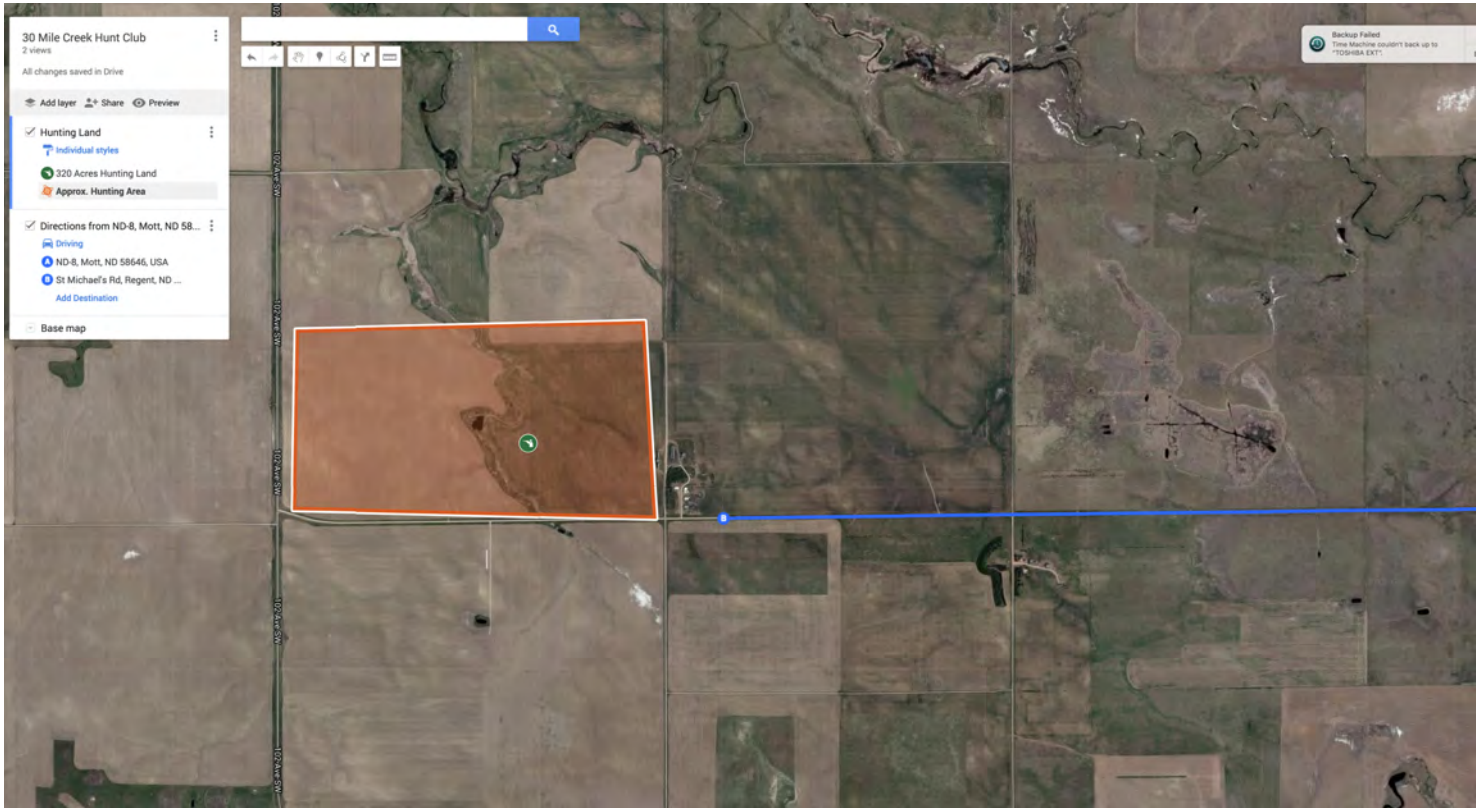
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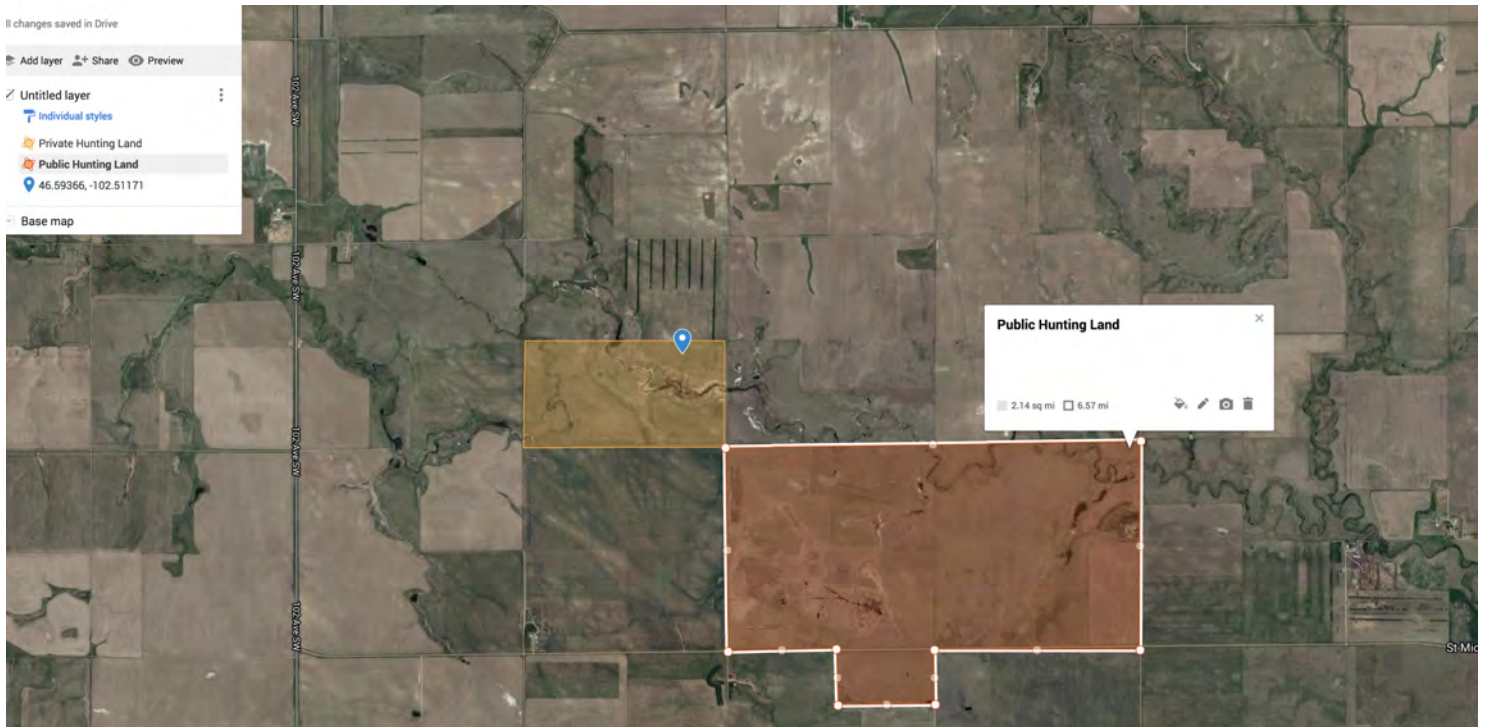
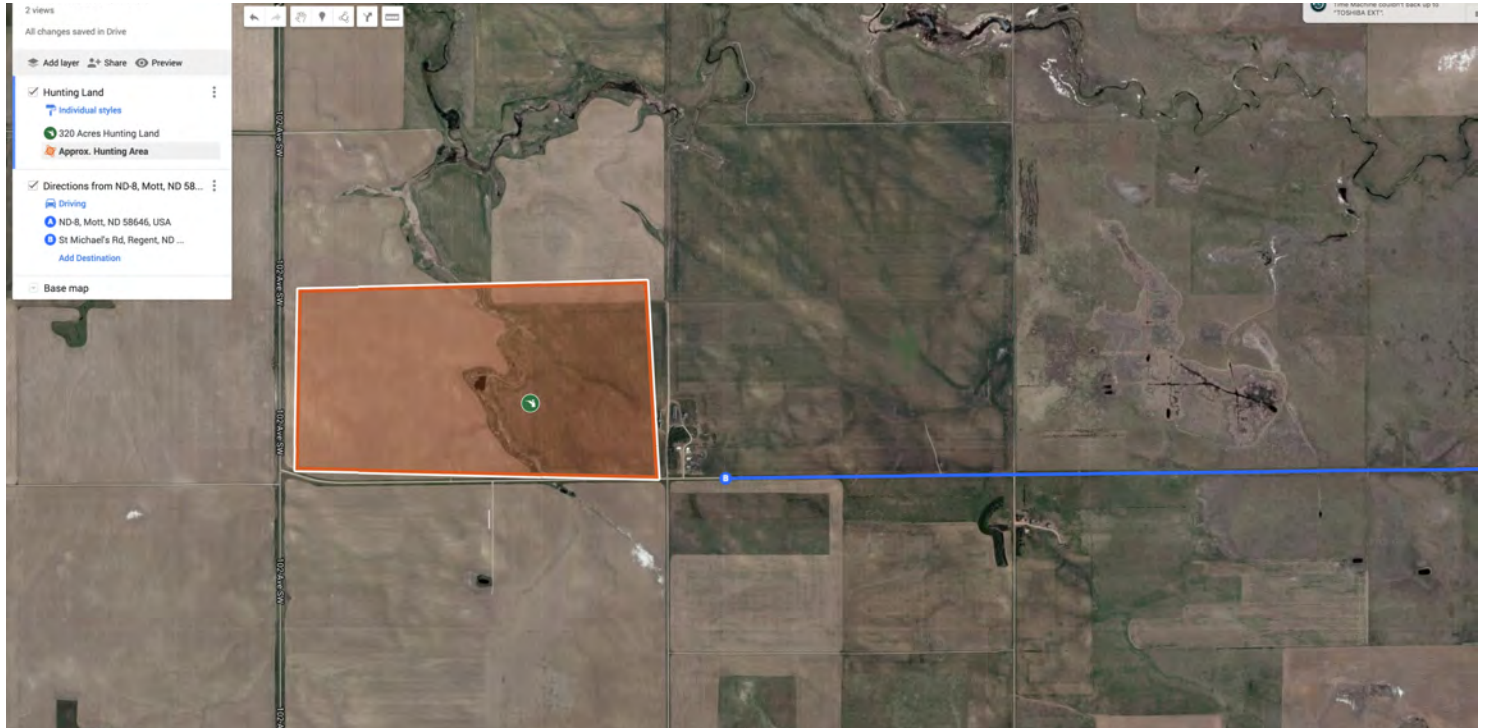
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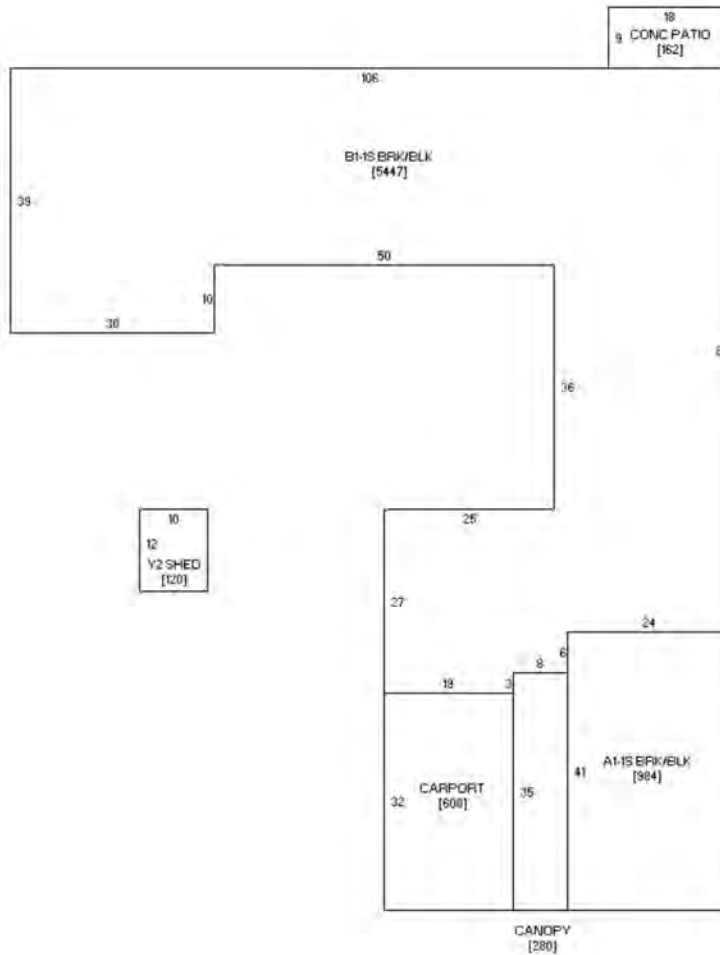
09/22/17

Accrual Basis

TAILFEATHER INN
HARD OVERHEAD 2016
 January through December 2016

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Insurance								
Check	11/18/2016	3066	CHASE CARD SER...	8042		TAILFEATHER...	832.00	832.00
Total Insurance							832.00	832.00
Repairs								
Building Repairs								
Check	10/17/2016	3056	TOMMY TAFOYA			TAILFEATHER...	2,772.50	2,772.50
Total Building Repairs							2,772.50	2,772.50
Total Repairs							2,772.50	2,772.50
SUPPLIES								
HARDWARE								
Check	02/15/2016	3008	MOTT EQUITY EXC...	CUST 9347		TAILFEATHER...	10.69	10.69
Check	10/19/2016	2972	MOTT EQUITY EXC...	CUST 9347		TAILFEATHER...	142.12	152.81
Check	11/11/2016	3095	MOTT EQUITY EXC...	CUST 9347		TAILFEATHER...	247.34	400.15
Check	12/13/2016	3072	MOTT EQUITY EXC...	CUST 9347		TAILFEATHER...	23.79	423.94
Total HARDWARE							423.94	423.94
Total SUPPLIES							423.94	423.94
TAXES								
PROPERTY								
Check	02/14/2016	3011	HETINGER COUNT...			TAILFEATHER...	2,332.11	2,332.11
Deposit	02/15/2016	5067	HETINGER COUNT...	REFUND		TAILFEATHER...	-13.02	2,319.09
Total PROPERTY							2,319.09	2,319.09
Total TAXES							2,319.09	2,319.09
TFI								
REPAIRS								
Check	06/07/2016	3030	J&K WATER SUPP...			TAILFEATHER...	375.00	375.00
Check	11/03/2016	3058	THOMAS BURWICK	INVOICE #8002		TAILFEATHER...	219.95	594.95
Total REPAIRS							594.95	594.95
UTILITIES								
Check	01/20/2016	2998	CITY OF MOTT	TAILFEATHE...		TAILFEATHER...	46.00	46.00
Check	01/20/2016	3000	MONTANA-DAKOTA	ACCT #575 1...		TAILFEATHER...	290.91	336.91
Check	02/15/2016	3005	CITY OF MOTT	TAILFEATHE...		TAILFEATHER...	46.00	382.91
Check	02/15/2016	3010	MONTANA-DAKOTA	ACCT #575 1...		TAILFEATHER...	260.06	642.97
Check	04/13/2016	3020	MONTANA-DAKOTA	ACCT #575 1...		TAILFEATHER...	332.60	975.57
Check	06/01/2016	3023	MONTANA-DAKOTA	ACCT #575 1...		TAILFEATHER...	88.07	1,063.64
Check	06/14/2016	3032	MONTANA-DAKOTA	ACCT #575 1...		TAILFEATHER...	59.75	1,123.39
Check	07/25/2016	3036	MONTANA-DAKOTA	ACCT #575 1...		TAILFEATHER...	64.40	1,187.79
Check	08/10/2016	3040	MONTANA-DAKOTA	ACCT #575 1...		TAILFEATHER...	57.22	1,245.01
Check	09/12/2016	3046	MONTANA-DAKOTA	ACCT #575 1...		TAILFEATHER...	57.44	1,302.45
Check	10/19/2016	2974	MONTANA-DAKOTA	ACCT #575 1...		TAILFEATHER...	94.34	1,396.79
Check	11/11/2016	3094	MONTANA-DAKOTA	ACCT #575 1...		TAILFEATHER...	305.51	1,702.30
Check	12/13/2016	3070	MONTANA-DAKOTA	ACCT #575 1...		TAILFEATHER...	376.96	2,079.26
Check	12/13/2016	3073	CITY OF MOTT	TAILFEATHE...		TAILFEATHER...	49.62	2,128.88
Total UTILITIES							2,128.88	2,128.88
WATER								
Check	06/01/2016	3026	J&K WATER SUPP...	WATER SUP...		TAILFEATHER...	75.00	75.00
Total WATER							75.00	75.00
Total TFI							2,798.83	2,798.83
TOTAL							9,146.36	9,146.36

MOTT NORTH DAKOTA TAILFEATHER INN HUNTING OPERATION



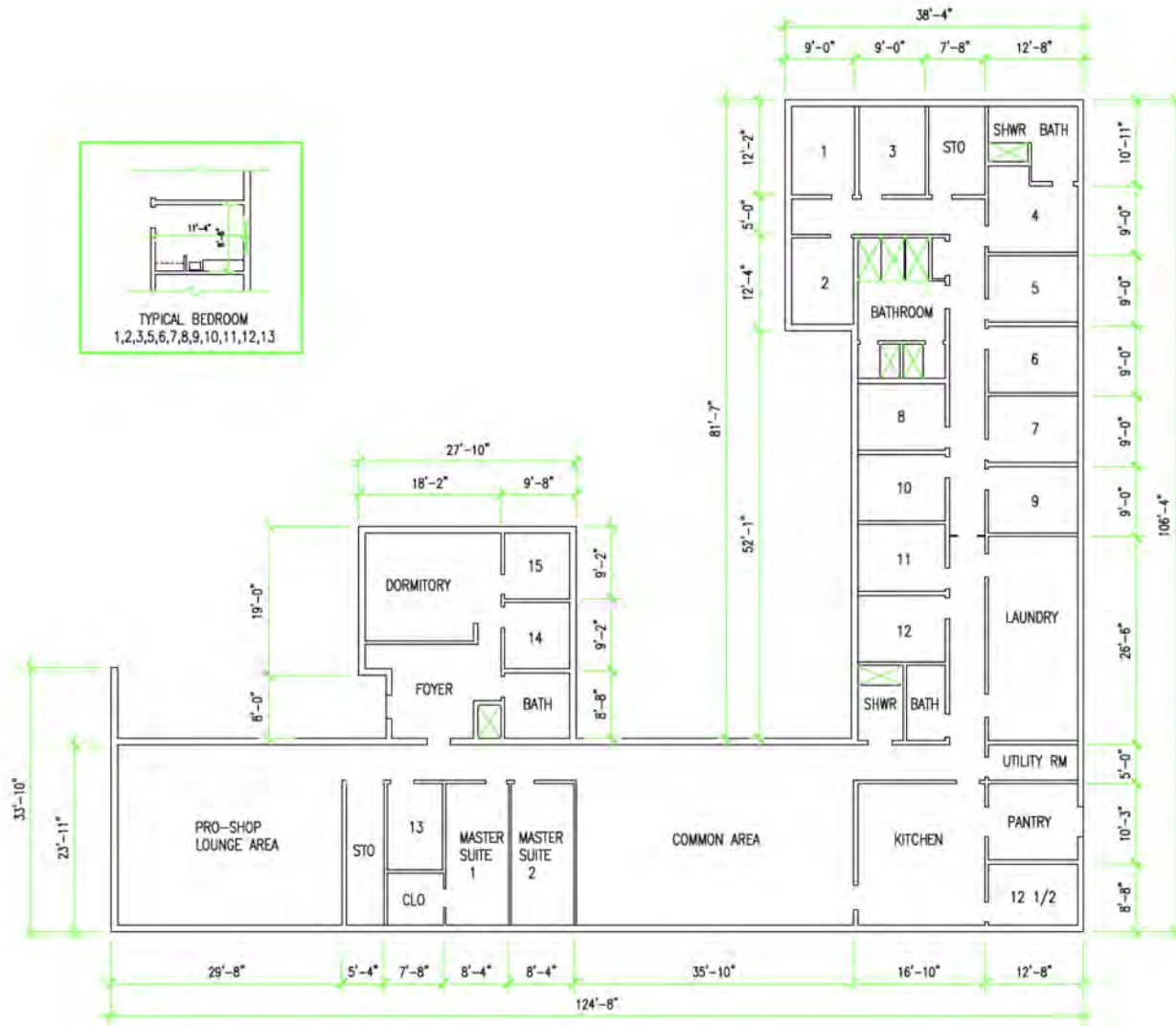
Sketch 1 of 1

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PROFESSIONAL BACKGROUND

Michael Houge is a Director with KW Commercial-Minneapolis after contributing for over three years as Vice President with Transwestern Minneapolis, where he co-directed the Investment Sales Group (ISG).

Mr. Houge has almost thirty years of experience in project leasing and investment sales. Michael is a specialist in the sale of net-leased investment properties, 1031 Tax Deferred Exchanges, and more recently, commercial real estate in the Bakken oilfield markets of North Dakota. Mr. Houge has completed over a billion dollars in investment property transactions.

Michael has also leased over a million square feet as a landlord and tenant representative and is a frequent contributor and author in various real estate trade publications and speaks frequently on panels and conferences on investment sales, capital markets, marketing, the net-lease industry, 1031 tax-deferred exchanges and North Dakota real estate.

Mr. Houge has also earned the two most prestigious designations in the commercial real estate industry: Certified Commercial Investment Member (CCIM) and The Society of Industrial and Office Realtors (SIOR). Obtaining both designations is a rare feat, since only approximately 850 of the more than one million REALTORS hold both. Michael has served as the President of the Minnesota Dakotas Chapter of both organizations.

EDUCATION

B.A. University of Minnesota-Twin Cities Campus

CCIM Curriculum of the CCIM Institute

MEMBERSHIPS & AFFILIATIONS

CCIM-Certified Commercial Investment Member
SIOR-Society of Office and Industrial REALTORS
NAIOP-National Association of Industrial and Office Parks
MNCAR-Minnesota Commercial Association of REALTORS
ICSC-International Council of Shopping Centers
MAR-Minnesota Association of REALTORS
NAR-National Association of REALTORS

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