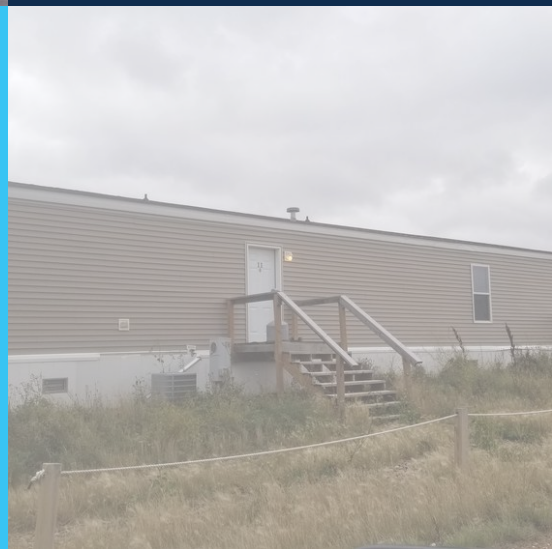


**FORMER LODGE 85 MANCAMP FOR SALE**  
2588 134TH AVE NW, ARNEGARD, ND 58835



FORMER LODGE 85 MAN  
CAMP FOR SALE!!  
GREAT INVESTMENT  
OPPORTUNITY IN A FANTASTIC  
LOCATION!!



# EXECUTIVE SUMMARY

## Special Purpose Property For Sale

Former Lodge 85 Man Camp | 2588 134th Ave NW, Arnegard, ND 58835



### OFFERING SUMMARY

Sale Price: \$595,000

Lot Size: +/-22 Acres

Total Building Size: 9,600 SF

Zoning: Man Camp

Price / SF: \$61.98

### PROPERTY HIGHLIGHTS

- Total Available Mobile Home Pads= 52, Including 4 Existing Trailers
- +/- 22 Acres of Improved Land, With All Necessary Infrastructure
- Includes Four (4) 1,216 SQ FT High Quality Fairmount Harmony Mobile Homes: Details: 4 Bedroom, 4 Bathroom Design
- Utilities Include: Three Phase Power, Cable, Fiber Optic Cable & Phone
- 8 Inches Main WAS Line, Providing Sufficient Potable Water
- Sewer Is Provided By Neighboring Waste Water Treatment Plant
- Great Strategic Location, Less Than 10 Minutes West of Watford City, & One Mile South Of Highway 85
- Includes Two Out Buildings: First Building Is 3,600 SQ FT, Measuring 80' X 45'. Needs Roof Repaired. Second is 6,000 SQ FT, Dimensions: 120' X 50' And Houses Water Tanks, Pumps, And Is Used For Storage

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ERIK PETERSON

701.369.3949

Erik@ProvenRealtyND.com

ND #9328 MT #65900

LUCAS NATWICK

701.580.0564

Lucas@provenrealtynd.com

ND #10666



# PROPERTY DETAILS & HIGHLIGHTS

## Special Purpose Property For Sale

Former Lodge 85 Man Camp | 2588 134th Ave NW, Arnegard, ND 58835

Property Name: Former Lodge 85 Man Camp  
Property Address: 2588 134th Ave NW, Arnegard, ND 58835  
Property Type: Special Purpose  
APN: 03-00-10810  
Lot Size: +/-22 AC  
Building Size: 9,600 SF  
Zoning: Man Camp  
Number of Units: 4

### PROPERTY OVERVIEW

One of The Largest Former Man Camps In the Greater Watford City Area Is Now Available For Sale!!!  
Total Available Mobile Home Pads= 52, Including 3 Existing Trailers & +22 Acres of Improved Land, With All Necessary Infrastructure Existing! Investment Opportunity for Workforce Housing!

### LOCATION OVERVIEW

Great Strategic Location, Less Than 10 Minutes West of Watford City, & One Mile South Of Highway 85. In the Epicenter of Bakken Drilling Activity.



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Special Purpose Property For Sale

Former Lodge 85 Man Camp | 2588 134th Ave NW, Arnegard, ND 58835

## ADDITIONAL PHOTOS



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Special Purpose Property For Sale

Former Lodge 85 Man Camp | 2588 134th Ave NW, Arnegard, ND 58835

ADDITIONAL  
PHOTOS



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ADDITIONAL  
PHOTOS



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PHOTOS



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PHOTOS



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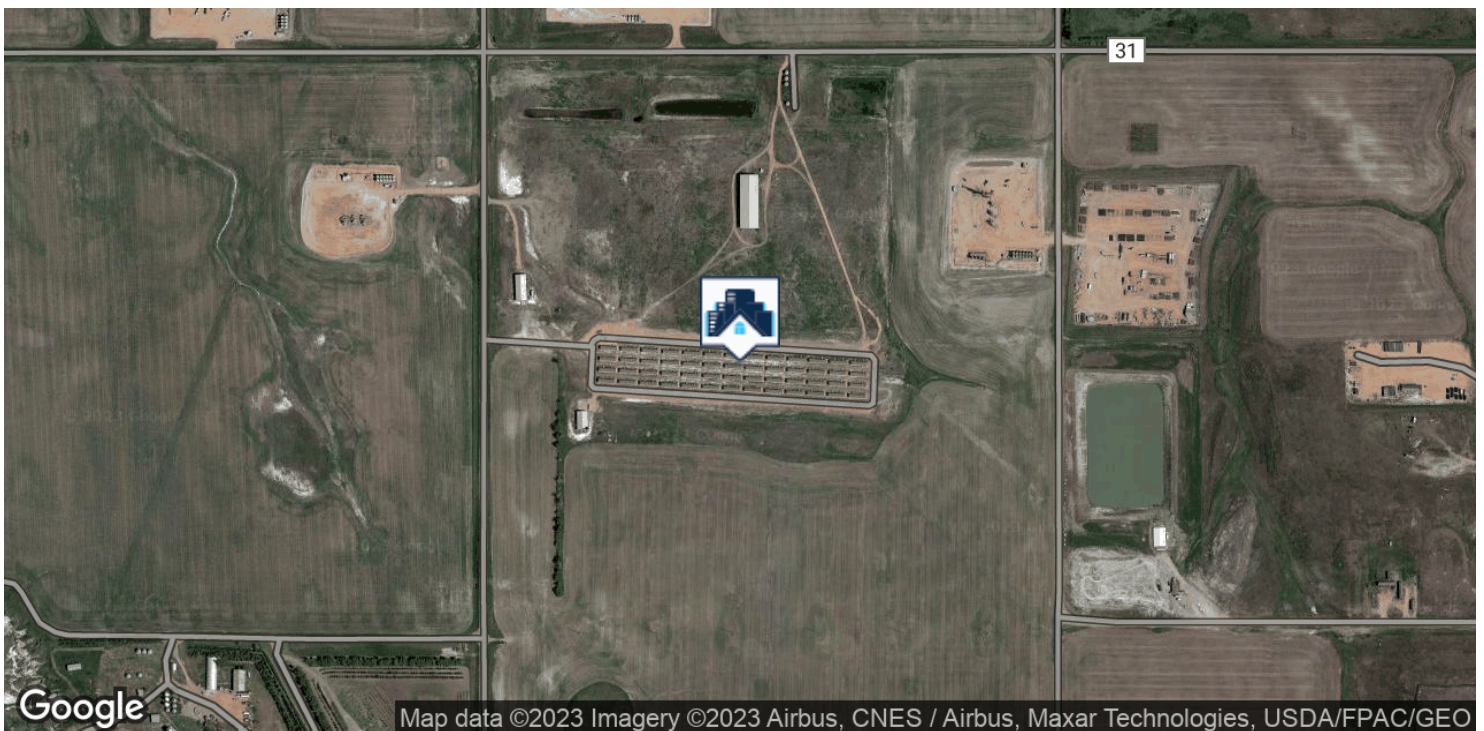
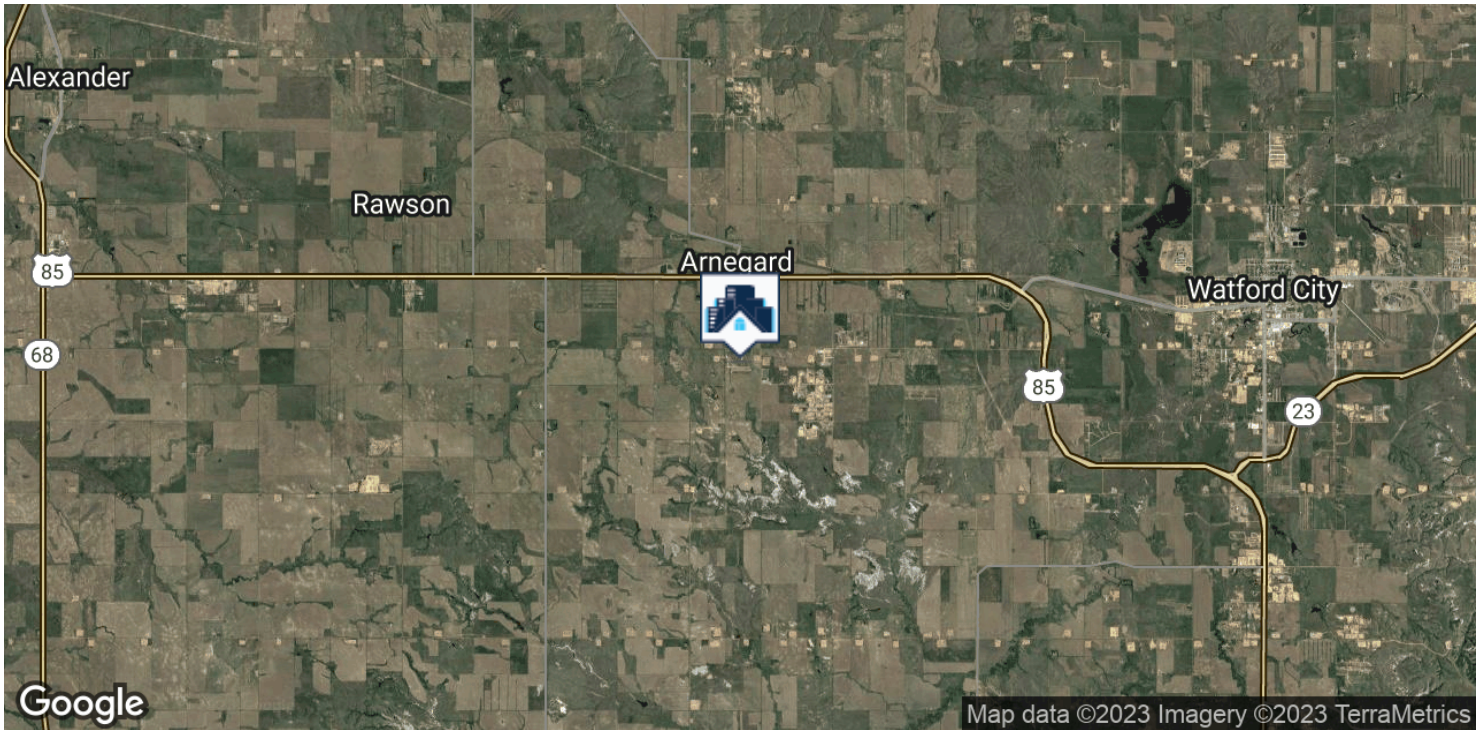
Lucas@provenrealtynd.com

ND #10666





## LOCATION MAPS



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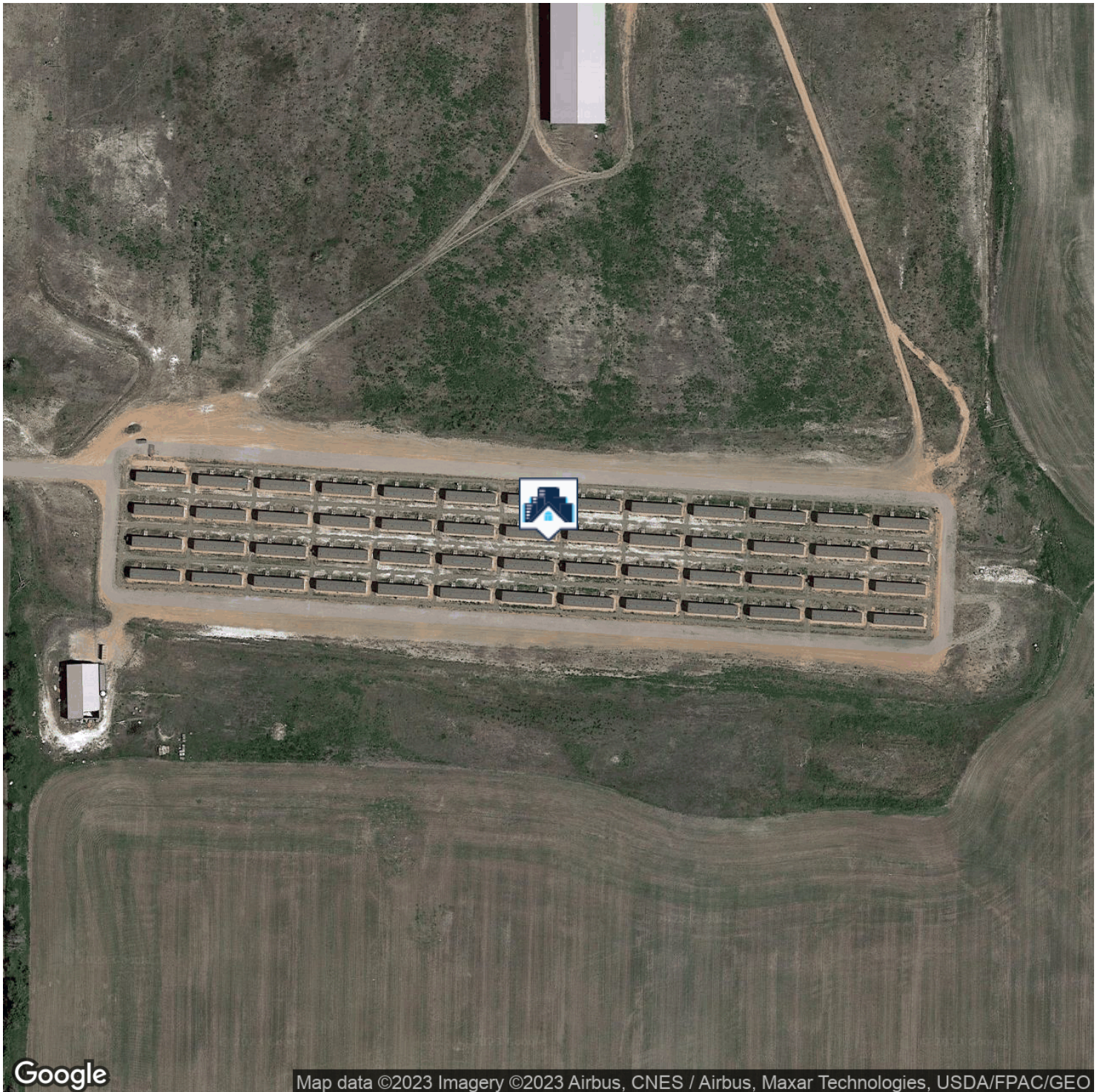
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## AERIAL MAPS



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## ADVISOR BIO

### Special Purpose Property For Sale

Former Lodge 85 Man Camp | 2588 134th Ave NW, Arnegard, ND 58835



### 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 \$50 million worth of transactions in the Bakken. He founded Proven Realty in 2017. Previously, for 2 ½ years, 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 90 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 and his wife Paula have four children, three girls and a boy, ages 25, 23, 19, and 16. When he is not working tirelessly to assist clients find property, 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)

### PROVEN REALTY BROKERED BY EXP REALTY

3210 27th St West Suite 207A  
Williston, ND 58801  
701.369.3949

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#### ERIK PETERSON

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Erik@ProvenRealtyND.com

ND #9328 MT #65900

#### LUCAS NATWICK

701.580.0564

Lucas@provenrealtynd.com

ND #10666



## AGENT BIO



Real Estate License #10666

### Contact

Office: (701) 580 0564

Email: [Lucas@ProvenRealtyND.com](mailto: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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ERIK PETERSON

701.369.3949

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LUCAS NATWICK

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ND #10666





## Erik Peterson



Williston, ND

**Suite 3000, 310 Airport**  
*Leased*



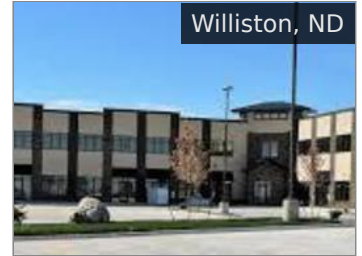
Williston, ND

**Suite 3100, 310 Airport**  
*Leased*



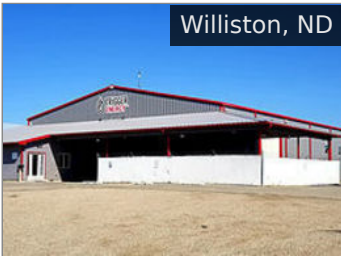
Williston, ND

**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*



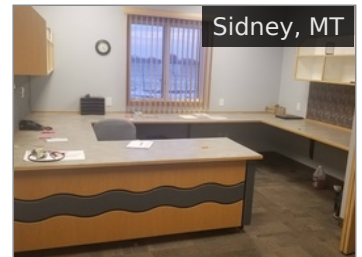
Williston, ND

**4925A Highway 85**  
*Leased*



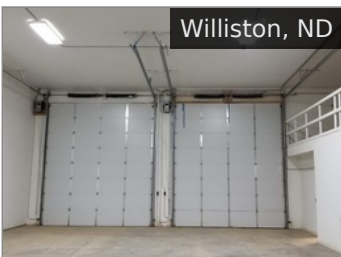
Watford City, ND

**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*

## 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*



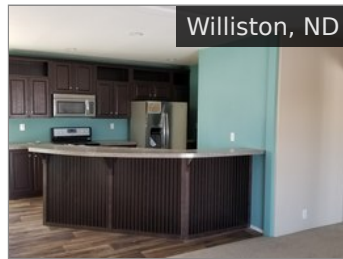
Watford City, ND

**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*



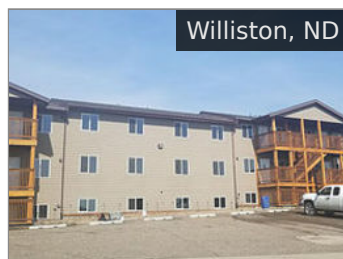
Williston, ND

**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*