

28 ONE ACRE APPROVED RESIDENTIAL LOTS
FOR SALE

TBD LONGVIEW SUBDIVISION, ARNEGARD, ND
58835



ONE OF THE BAKKEN'S
BEST DEVELOPMENT
OPPORTUNITIES



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	28 Acres
Zoning:	Residential

PROPERTY OVERVIEW

ATTENTION DEVELOPERS & INVESTORS- Here is the Opportunity to Own One of the Best Subdivisions In the Greater Watford Area. 28 Approved Beautiful One Acre Building Lots Are Now Available! Single Family Residential Lots and Medium Density Duplex/Condo Lots Available.

PROPERTY HIGHLIGHTS

- ATTENTION DEVELOPERS, BUILDERS & INVESTORS
- 28 Approved +/- One Acre Lots Ready To Build
- +/- 1 Acre Lots In Approved & Platted Subdivision
- Some Lots Already Have Onsite Electrical Onsite, Electricity Available to Other Lots as Well
- Rural Water Hookup is Available Nearby
- Good Location, Off Paved Count Road #30, Close To Town, But With a "Rural Feel"
- Perfect To Build Your Dream Home or For Developers Looking For A Project

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ADDITIONAL
PHOTOS



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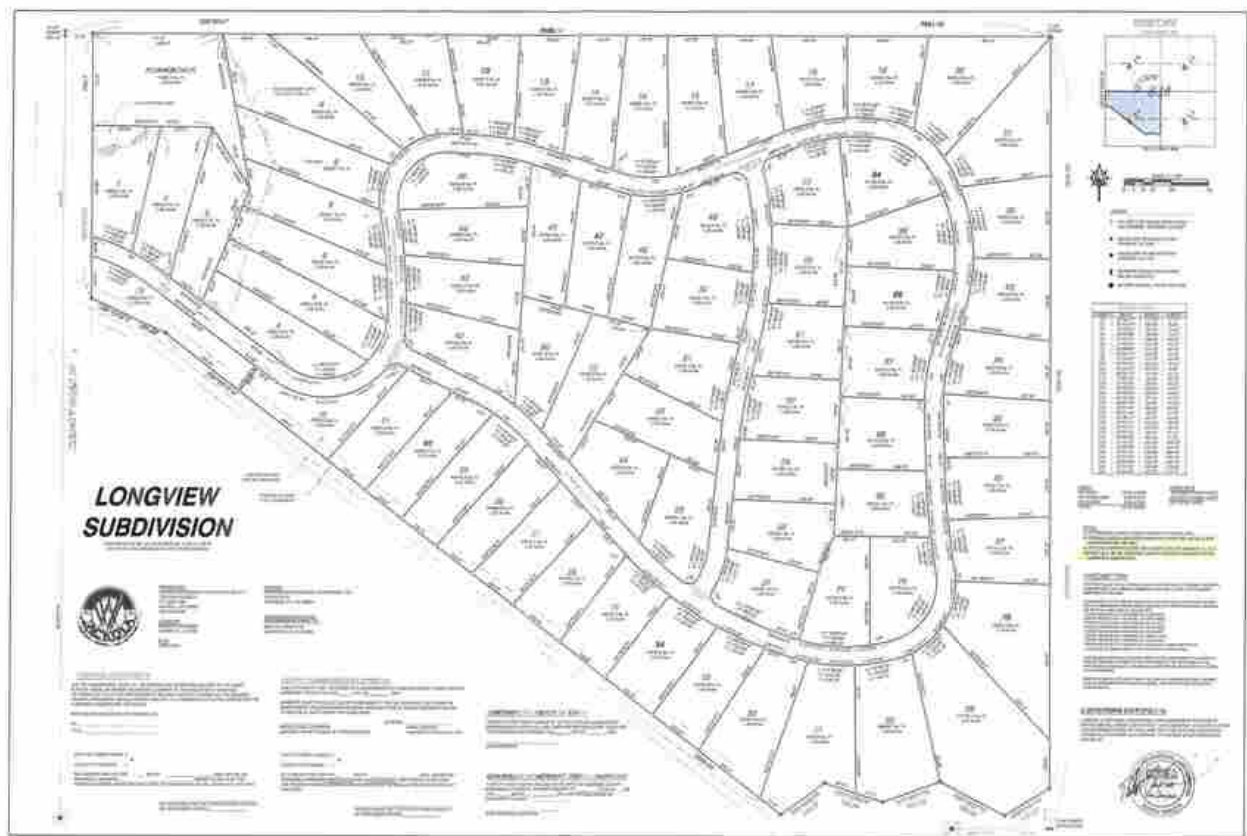
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SITE PLAN



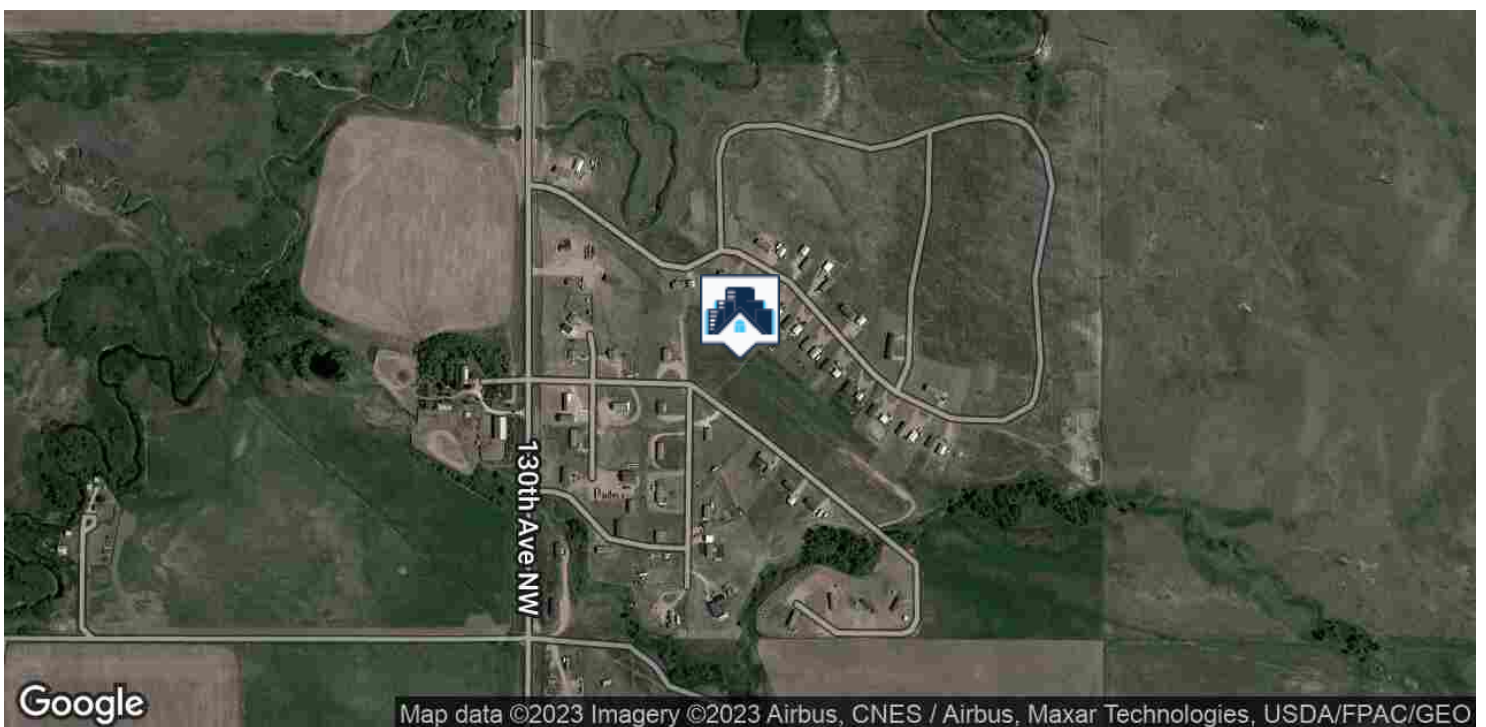
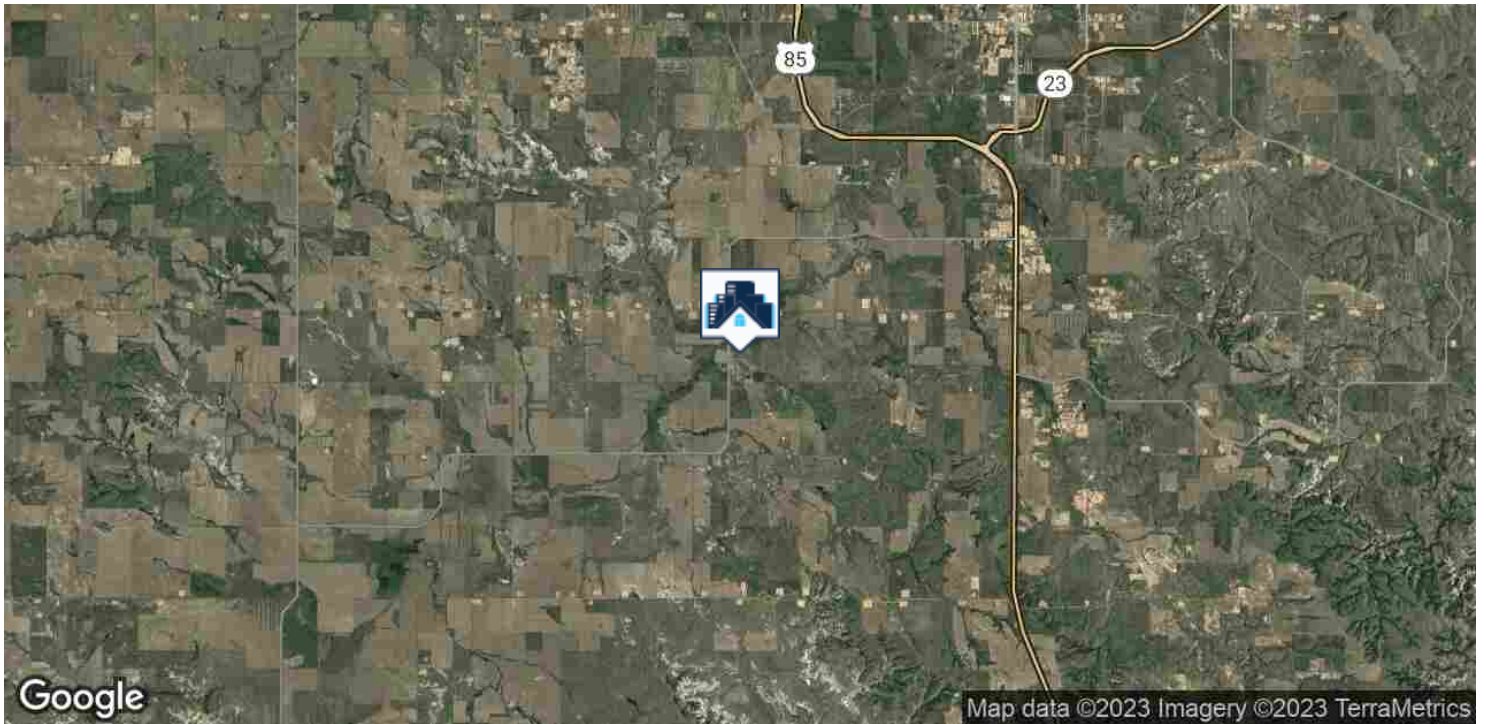
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LOCATION MAPS



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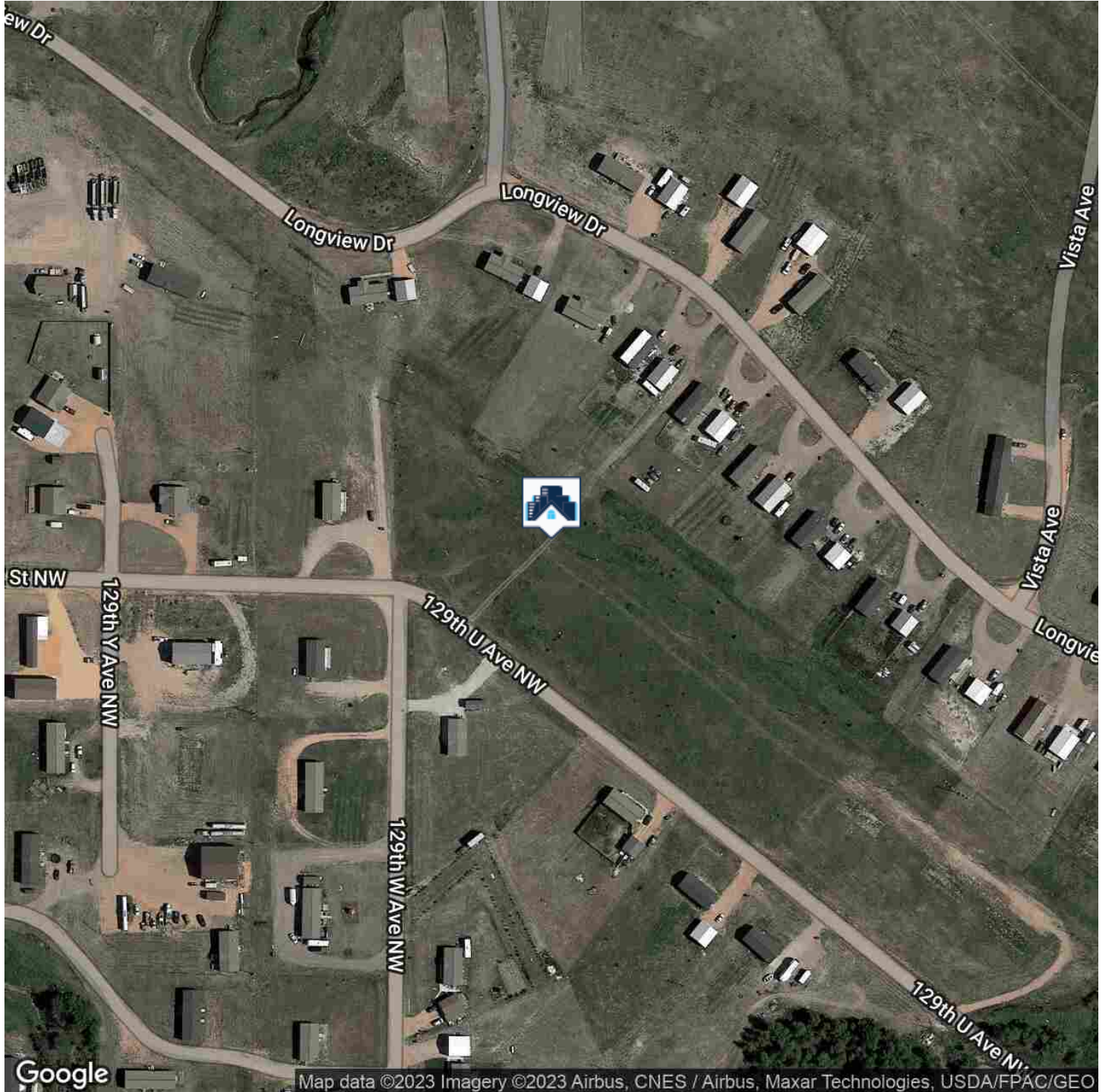
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AERIAL
MAPS



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RETAILER MAP



Google

Map data ©2021 Imagery ©2021 TerraMetrics

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ADVISOR BIO



ERIK PETERSON

Owner/Broker

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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.

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ADVISOR BIO 2



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Director of Sales and Agent Attraction

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Direct: **701.580.0564**

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PROFESSIONAL BACKGROUND

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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