

Hook Line & Sinker

12.00 Acres

Mercer County, ND

\$1,650,000



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Activities & Amenities

Development Potential
Fishing
House/Cabin
Income Producing
Outbuilding/Barn/Shed/Shop
Recreational Business
State Hunting Unit: HD-382

Land Details

Address: 798 County Road 21,
Beulah, North Dakota 58523, USA
Closest Town: Beulah
Total Acres: 12.00
Deeded Acres: 12.00
Zoning: Commercial
Topography: Level
Include Business? Yes
Estimated Taxes: \$4,519 - 2022
Source of lot size: Assessor/Tax Data

Building Details

Homes: 2
Style of Home(s): Manufactured
Finished Sq. Ft.: 1,800
Bedrooms: 5
Full Bathrooms: 3
Basement: None
Parking Types: Detached Garage
Outbuildings: 4
Other Improvements: Commercial building
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air



Property Summary

The Hook Line & Sinker is located in Beulah, ND and just 15 miles from the famous Lake Sakakawea on the Missouri River system. This is an outstanding opportunity to own a profitable bait and tackle shop along with restaurant area, gas and diesel pumps, four offices, large shop, owners home, garage, extra trailer home to rent, RV hookups and dry storage area.





Land

This property consists of 12 acres zoned commercial, and endless opportunity with Highway Frontage! Highway 200 runs along the south portion and County Road 21 runs west. This property is turnkey. All appliances and furniture for the bait shop and restaurant are included. The owner leases out four offices and the 60 X 40 shop. The tenet has been their for 12 years and pays \$1,750/month and is on a month to month basis which includes some of the un-used acres out back to park trucks. The restaurant area is not currently rented out, but comes complete with commercial kitchen, chairs, tables, cooler, sinks, and can seat up to 50 people. The dry storage area is a warehouse that the owner leases out for winter storage of boats, campers, or equipment. They get \$250 for a 5 month storage season and could be increased by the new owner. There is more income opportunity to rent out the 10 RV spaces that are located at the backside of the property.

Improvements

- 12- Acres zoned commercial.
- 12,500 Sq/ft commercial building.
- 2-10,000 gal gasoline storage tanks above ground.
- 1-8,000 gal diesel storage tank above ground.
- 10 fuel pumps.
- 2007 - 1,800 sq/ft 3 bed/ 2 bath owner/manage home with new roof and siding, 2 car garage, 10x40 shop and lean-to. Garden shed and 2 bed/ 1 bath single wide trailer that the gets \$600/month rent.
- 10- RV or truck hook ups with own septic system and power.
- All the LP tanks are owned and transfer with sale.
- Beer and gambling permit will transfer pending all county and state requirements.
- All coolers, freezers, shelving, live bait tanks, permits, and equipment except for the coolers that coke and pepsi own will transfer.





Recreation

The lake is named after the female Shoshone guide Sakakawea who led the Lewis & Clark expedition north on the Missouri River during their journeys through this area at the start of the 19th century. Lake Sakakawea and Garrison Dam are located in McLean and Mercer counties, 75 miles north of Bismarck, ND, amongst the rolling prairie and badlands of Western North Dakota. Lake Sakakawea is the third largest man-made lake in the United States at 178 miles long, with over 1,500 miles of shoreline. Impounded by the Garrison Dam on the Missouri River, Lake Sakakawea has a surface area of 307,000 acres, maximum depth of 180 feet.

There are 12 different species of fish in Lake Sakakawea with the most notable are the Walleye, Northern Pike, Smallmouth Bass, Sauger, Rainbow Trout, Crappie, Perch, Chinook Salmon, and Paddlefish. There is something for every angle of any age.

North Dakota has vibrant, wild ring-necked pheasant populations, plus duck and goose hunting in the Central Flyways headwaters can be off the charts. Enjoy the best of both worlds – ravenous ducks and geese decoying by morning and colorful, cussing-while-they-flush ring-neck roosters by afternoon!





Location

New development is occurring around the property which will increase traffic to the area.

Over the next 3 years should be additional 2,000 workers in town with new natural gas plant projected to be coming to the area.

For a private showing , please call the listing agent.

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

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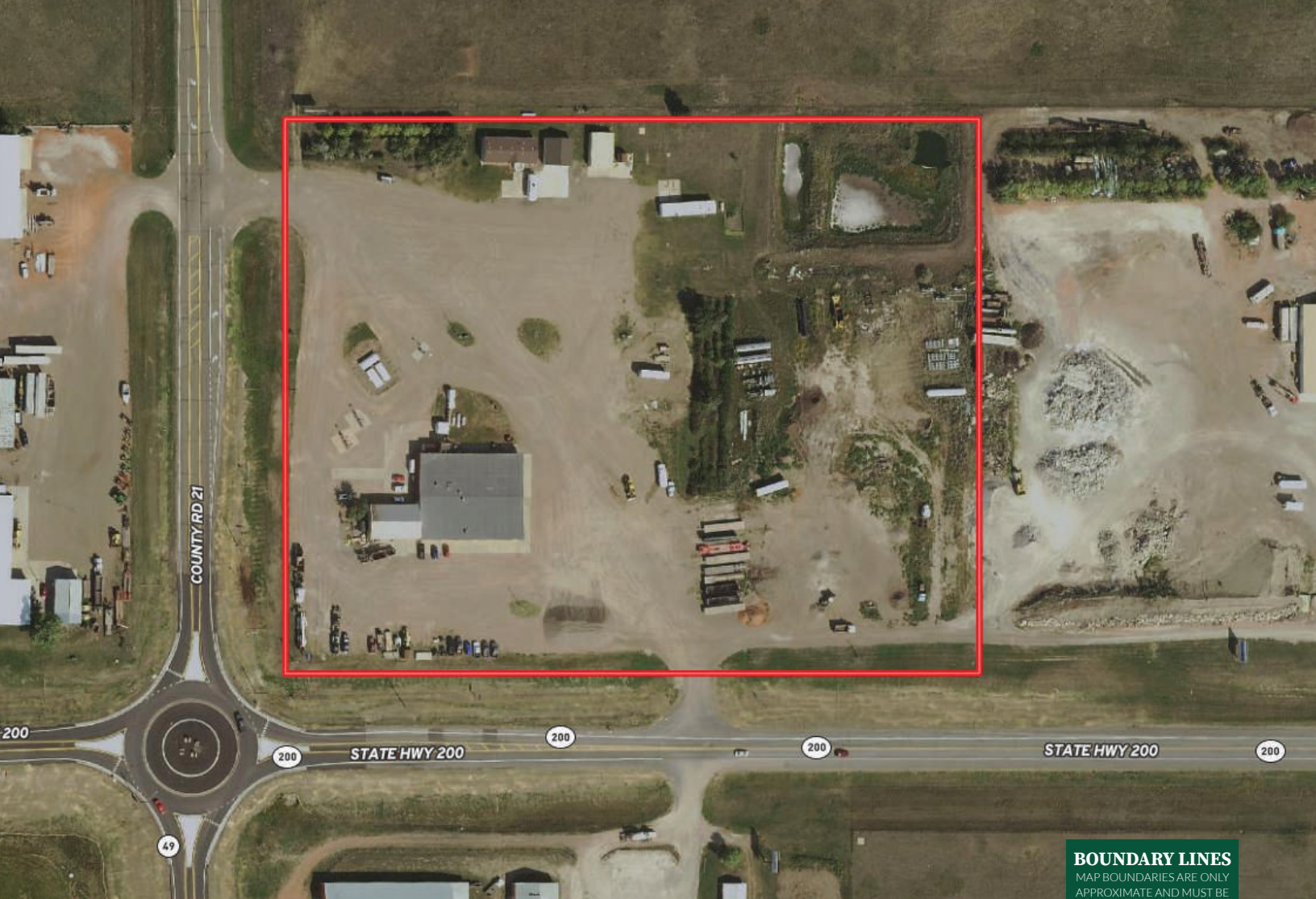


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



Mike Sedgwick

-  Sales Associate, Licensed in MT & ND
-  Mike.MT@HaydenOutdoors.com
-  406.930.2379


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