

# Dakota Divide 960

960.00 Acres

Sargent County, ND

\$2,160,000



HAYDEN  OUTDOORS<sup>®</sup>

# Dakota Divide 960

TOTAL ACRES:

960.00

PRICE:

\$2,160,000

COUNTY:

Sargent County

CLOSEST TOWN:

Ludden, ND

## Activities & Amenities:

Farm/Crops/Ag  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Hunting - Turkey  
Hunting - Upland Birds  
Hunting - Waterfowl  
Pond/Lake

## Land Details

Address: 0000 119th Ave SE, Ludden,  
North Dakota 58474, USA

Closest Town: Ludden

Total Acres: 960.00

Deeded Acres: 960.00

Pasture Acres: 960

Source of lot size: Assessor/Tax Data

## Property Summary

This exceptional hunting property in Southeast North Dakota offers prime hunting and grazing/haying opportunities. Situated near the heart of the Central Flyway. Conveniently located less than 65 miles from Aberdeen, SD, 22 miles from Oakes, ND, and 18 miles from Britton, SD.

## Land

Dakota Divide 960 in Sargent County, North Dakota has 960 +/- deeded acres with excellent upland and big game hunting, all within 65 miles from Aberdeen, South Dakota. The property is both secluded, yet easily accessible year round via gravel road.

- 4 wire fence
- Cross fencing
- Water well
- Working facility
- Access off 119th Ave SE

## Improvements

Boundaries of the property are fenced. No warranties about the location of the fence lines will be made in relationship to the deeded property lines. Property is being sold as the location of the fences currently exist, based on boundaries shown on the legal description.





## Recreation

The Dakota Divide 960 truly has something for every hunter, whether you're after deer, waterfowl, or upland game. Grassy draws crisscross the property, and with strong pheasant populations in the area, these draws and rushes become prime holding spots for birds once the neighboring crops are harvested. The lush hayfields, combined with scattered wetlands and tree pockets, create excellent habitat for deer, offering great opportunities come November. Surrounded by row crops on three sides, the property transforms into a sanctuary during the fall.

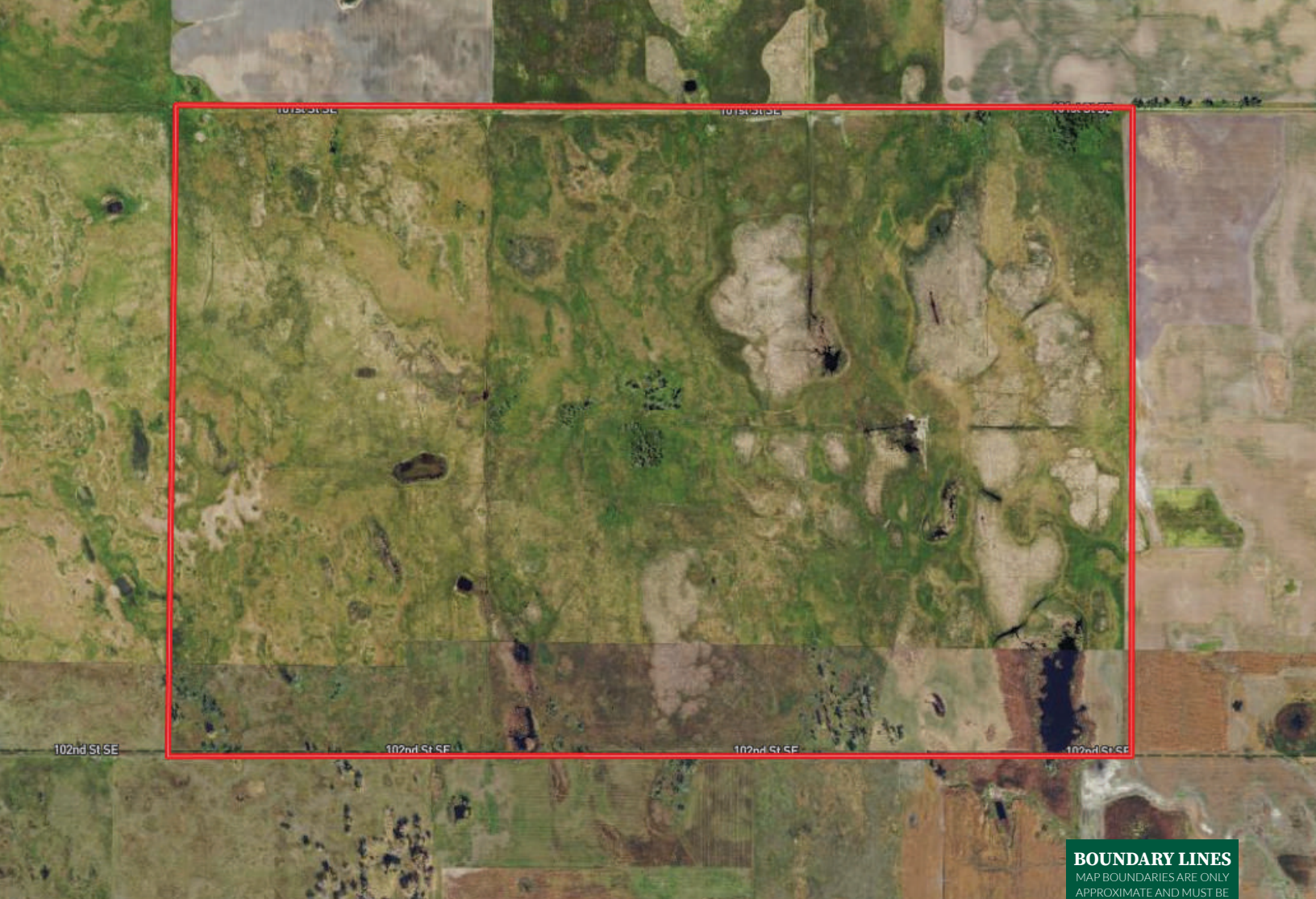
## Agriculture

Spanning 960 acres, this property has primarily been utilized for hay production and grazing livestock. The rolling pastures provide ample grazing opportunities, supported by a mixture of native and improved grasses that thrive in the region's climate. The property is well-suited for rotational grazing, with established fencing and natural water sources that allow for efficient pasture management.



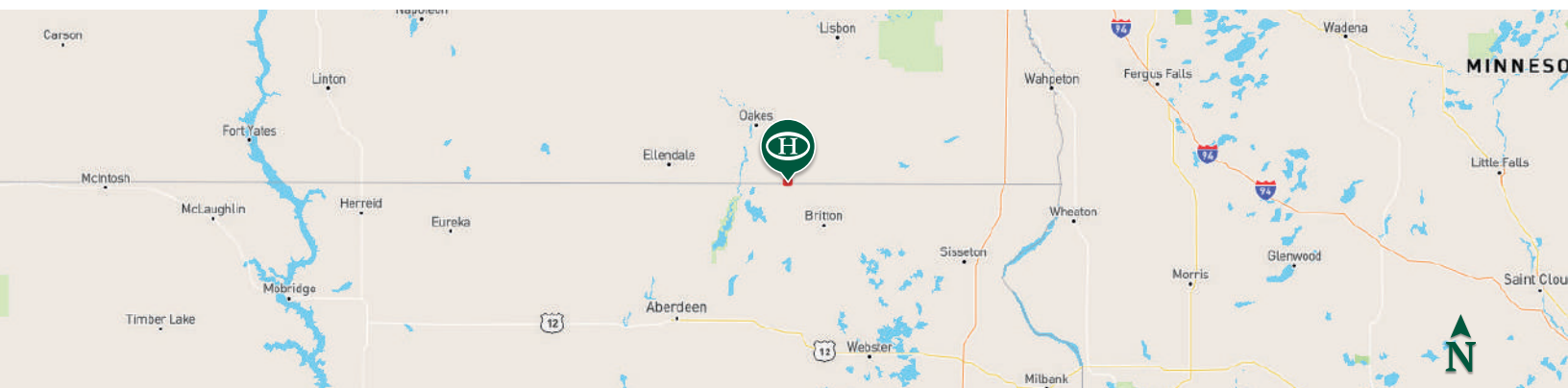
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**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.

 Boundary



## Kasey Wipf

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