

Souris, ND • 15.94 +/- Acres

# FARMSTEAD WITH EQUINE FACILITY FOR SALE

15.94 +/- Acre Farmstead • Souris, ND



PRICE: \$899,000

JOHN STOBER • 701.426.8834

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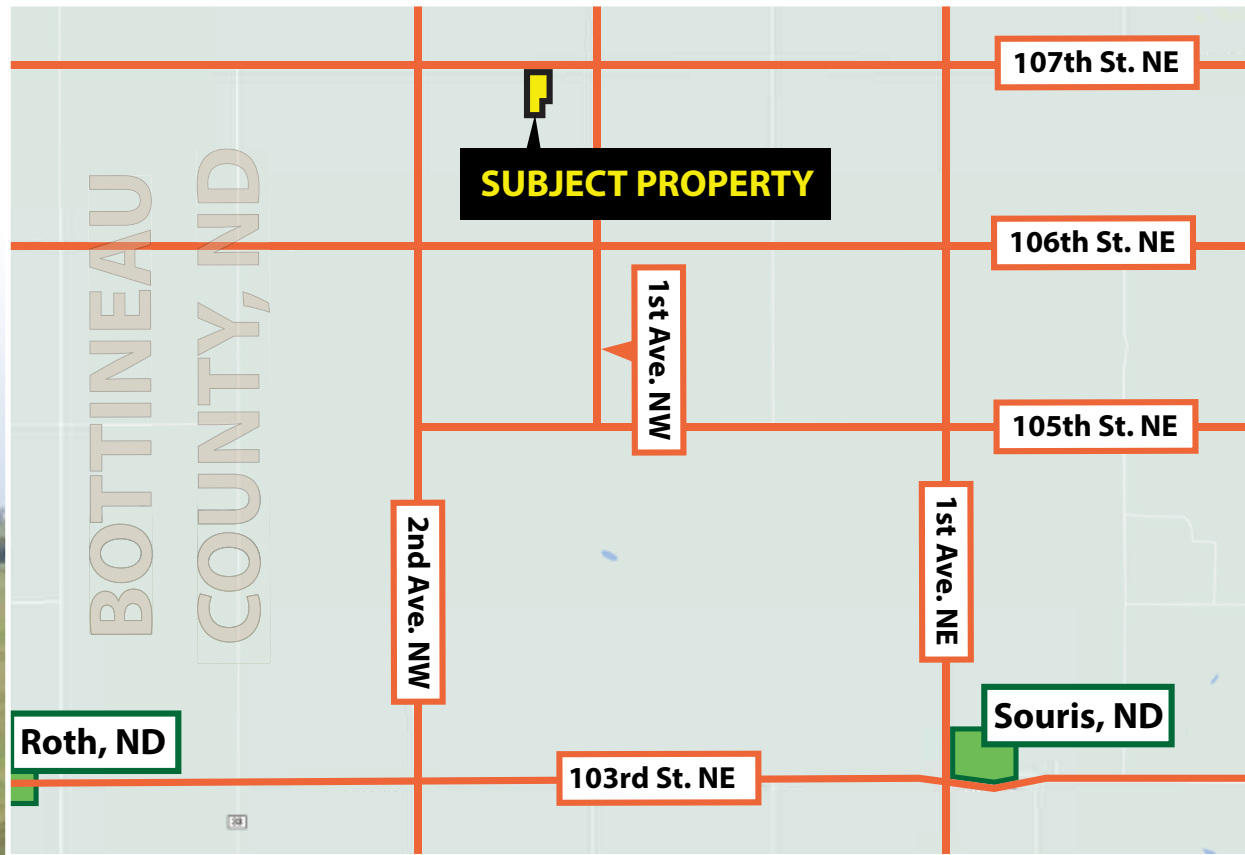
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# Introduction

This well-kept farmstead near Souris ND, features a newer 4 bedroom 2 bathroom modular home, 13,200 Sq. ft. riding arena with attached heated barns, loading sheds, permanent corrals, and other support buildings. The property is surrounded by mature trees with well-manicured lawns and gardens. An easy commute to the city of Bottineau ND, this move in ready horse property is a rare find!

## Driving Directions

From the intersection of ND Highway #6 and 1st Ave. NE on the SW side of Souris, ND drive 4 miles north on 1st Ave. NE, then 2.4 miles west on 107th St. NE. Property is on the south side of the road.



**JOHN STOBER • REALTOR**

**701.426.8834 • [jstober@pifers.com](mailto:jstober@pifers.com)**

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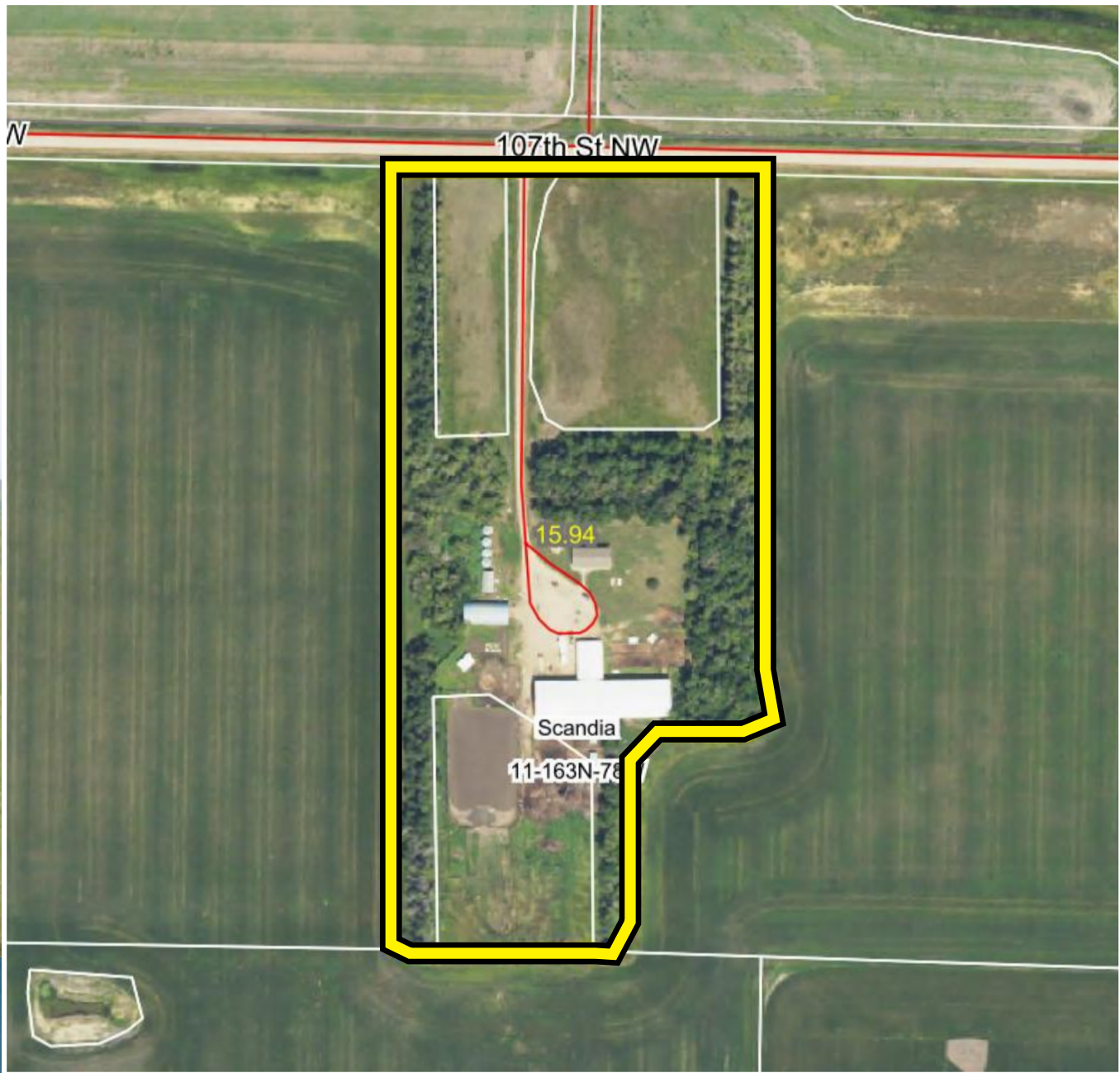
# Property Information

**Acres:** 15.94 +/-

**Legal:** Outlot 2 of NW1/4 NE1/4 11-163-78

**Parcel ID:** 05 0000 03727 050

**Taxes (2022):** \$1,304.74



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## House

**Type:** Modular

**Built:** 2016

**Size:** 30' x 60'

**Bedrooms:** 4

**Bathrooms:** 2

**Heat:** Propane forced air

**Cooling:** Central Air

**Features:** 2' x 6' frame construction, 9ft ceilings, asphalt shingles, new water heater in 2022, all appliances were new in 2016, insulated concrete forms for crawl space, stamped concrete patio.







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### Stall Barn

**Built:** 2015

**Size:** 36' x 64'

**Features:** 10 ft. ceilings. 2' x 6' construction, 10' x 9' overhead door, concrete floor, propane heat, r60 blown-in insulation, Hi Qual stalls, tack room, washroom, feed room

### Arena

**Built:** 2018 - Attached to barn.

**Size:** 60' x 220' with 16ft. sidewalls. 2' x 8' laminated poles, sand floor, skylights.

**Attached Loading Sheds:** 16' x 24' x 10', 10' x 24', (2) 8' x 10's

### Quonset

**Built:** 1960's

**Size:** 40' x 80', w/concrete floor





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