



## Welcome to Peaceful Harbor Retreat

Located in rural North Dakota, this beautiful and serene property is surrounded by farmland, pastures, and the calming sounds of nature. Enjoy stunning sunsets and abundant wildlife from this beautifully appointed home on 39 acres of peace and quiet. This home boasts open living spaces with fantastic views, 11-foot ceilings, Thomasville custom cabinets, Quartz counter tops, porcelain tile, custom tongue-and-groove woodwork and comes fully furnished making it move-in ready! The 2 stall attached garage is heated/cooled and insulated making it a perfect workspace for working on projects and ample space for parking indoors.

Outdoor Amenities include a gazebo perfect for relaxation and a brick fire pit for outdoor gatherings; a majestic 40-foot flagpole with a decorative deck; and a 'She-shed' that is heated/cooled, insulated, with electricity, and finished with tongue-and-groove woodwork making it perfect private workspace or private reading nook. The home is protected from wind by rows of mature trees that also add privacy. There is also a gated access, state-of-the-art security and motion detection system ensuring a secluded and secure environment. **\*\*Sellers will pay up to \$5,000 in buyer's closing costs with an acceptable offer.**

Don't delay, contact your central North Dakota realtor for a private viewing today  
*Shown Only to Prequalified Buyers*

- Legal Description: Parcel in N1/2N1/2 Section 26-136-62, LaMoure County, North Dakota (587.17 +/- Acres)
- Acreage: 39.26 +/- Acres
- Taxes: \$ 1,208.67
- Zoning: Residential Ag

### Home Details

- Style: Single Level Barndominium
- Year: 2015 Cleary Frame Building
- Approx. Total Square Footage: 1,920 sq. ft.
- Total Bedrooms: 1 Sleeping Area
- Total Bathrooms: 1
- Flooring: Porcelain Tile
- Heating & Cooling: Forced Air, Central Air
- Construction Details: Metal Siding, Metal Roof, 2x6 Construction, 5 in. Cement Slab, Spray Foam Insulation in Home, R-61 Insulation in Garage, 11 ft. 3 in. Ceiling Height, Pex Plumbing, Steel Ventilation Ducts, LED Light Fixtures, Hurricane Straps, 6/12 Roof Pitch
- Mechanical: Electric Forced Air Furnace, Water Softener, Electric Water Heater, Propane Automatic 26KW Backup Generator, Motion Floodlights and Perimeter Alarm with Motion Detector System, 200 AMP Electrical System
- Utilities: Rural Water, Well, Oversized Septic System, Dakota Vally Electric, Propane Backup Generator
- Garage: Oversized Two Stall Garage, Electric Heat, Electricity, Water, (2) Overhead Insulated Doors, Floor Drain, Wash Sink with Plumbing for Toilet
- Well Shed: Water Hydrant and Electricity
- Guest Cabin: Insulated and Heated, Electricity
- Outdoor Amenities: 40 foot Illuminated Flagpole with Deck, Steel Gazebo with Electrical and Cement Flooring, Brick Outdoor Fireplace, 4 Outdoor Water Hydrants for Irrigation, Gravel Drive Leading to Gazebo, Entrance Gate, Mature Shelter Belts, Dual 565 Gallon Fuel Tanks with Pumps
- Included Items: Kenmore Elite Kitchen Appliances, Whirlpool Garage Freezer, Diesel and Gas Fuel Tanks, Propane Tank, 26KW Backup Generator, Lawn Mower, Golf Cart, Some Home Furnishings, Security System Contract to Transfer, Additional Home Furnishings and Yard Equipment Available at an Additional Cost to the Buyer.