

# RENVILLE COUNTY NORTH DAKOTA INFORMATION



The following information is being sent to you as a result of your inquiry about our area of Northwest North Dakota. It is not our intent to provide everything you need, or want, to know about Renville County. We are, however, providing you with web site addresses where you can go to find answers to most questions that you may have. You may have responded to some publicity that an organization known as the Northwest Marketing Alliance received recently on [CNN Money](#) or on [National Public Radio](#) or on the [Telemundo Television Network](#) or in [The New York Times](#) or in [Time Magazine](#). The Northwest Marketing Alliance is trying to attract 5,000 new citizens to Northwest North Dakota through the use of various incentives. Renville County is a part of that effort. We in Renville County are also promoting western Bottineau County as a good place to re-locate. If you are looking for a location where you can live without fear, your children can realize their potential in a safe school and community environment, the people are friendly, horns aren't honking the moment the light turns green (you have to go 50-60 miles to find a traffic light), and housing is a bargain compared to where you live, then Renville County may be the place for you.

## Where We Are:



Renville County is located in North Central North Dakota along the United States/Canada border. The western area of Bottineau County that lies west of the Souris River—an inter boundary river that originates in Canada and returns to Canada after flowing through North Central North Dakota—is also supported by our Renville County Office of Economic Development.

## Transportation Facilities:

Renville County has an excellent highway road system. State Highway 5 runs East and West across the county, and State Highway 28 extends from the Canadian Border south through the county. Paved county roads serve as connecting arteries to the State and US Highways that serve the area. U.S. Highways 83 and 52 connect Renville County to the national transportation system. The Mohall Municipal Airport has the capacity to handle small aircraft. For specific details about the Mohall Municipal Airport, go to: [www.airnav.com/airport/HBC](http://www.airnav.com/airport/HBC) Northwest Airlines and Amtrak provide transportation services to Minot, less than an hour's drive from here.

## Our Economic Base:

Our area is predominately agricultural. Crops include durum, barley sunflowers, canola, corn, red spring wheat, and other specialty crops—edible beans, soybeans, among others. A bio-diesel plant is planned for this area, so that will increase the demand for canola. In addition, our area is located in oil production country. Oil drilling activity is very strong right now due to the high price of crude oil. We have many businesses that serve the needs of both the agriculture and oil industries. Midwest TeleMark International ([www.midwest-tel.com/](http://www.midwest-tel.com/)) with corporate headquarters in Mohall, North Dakota, is a contact center service company that specializes in conversational soft-sell marketing of various technology products and services.



MTI has over 15 years of experience in providing outstanding sales results and first-rate customer care to our many clients nationwide. The Mohall office employs 80 people from the surrounding area with a total annual salary of over \$1,000,000. At year-end 2005, MTI has eight North Dakota satellite offices and two Canadian locations with a total employment of over 450 personnel and an annual salary of over \$7,000,000. **MTI has full and part time jobs available offering competitive wages and excellent benefits.** Contact by phone: Toll Free – 1-800-356-7762; Toll: 1-701-756-6483 or Fax: 1-701-756-6470; or e-mail [inquiry@midwest-tel.com](mailto:inquiry@midwest-tel.com). Larger farms and smaller families are contributing to a decline in our total population. Our endeavors are to reverse that trend by attracting people to our area.

As an affiliate of the Northwest Marketing Alliance ([www.prairieopportunity.com](http://www.prairieopportunity.com)), the Renville County Job Development Authority is very interested in people who have job/business portability whereby they can operate their jobs or businesses here through the use of the Internet. In addition, the Renville JDA is catering to those people who may want to retire in a location that is tranquil and safe and where their pension checks will go further.

### **More on Job Opportunities**

North Dakota is experiencing a shortage in its work force right now, so there are job opportunities. Renville County is located in “oil country” and there are many good paying jobs available in the area, paying between \$20-30 per hour. A new Super Wal-Mart and alternative energy plants, among other industries, are in progress in Minot, a short commute from Renville County. *However, before you decide to leave your current job, be sure you investigate the job availability in our region for your training and skills.* If you want to talk to a Job Service representative to inquire about job availability, call the Minot Office of Job Service North Dakota toll free at **1-800-482-0017**. Ask for a Mr. Lee Snyder. You can also access their website at [www.jobsnd.com](http://www.jobsnd.com)

There are some business opportunities if you are interested in going into business for yourself. We have information on those. If you can operate your current business out of our area, this would be an ideal place to re-locate. If you are retired with a pension or social security, you may find that your pension will go further here. Your housing costs, taxes, insurance, and costs of that nature will be lower here.

### **Technology capabilities:**



High speed Internet service is available in our area. SRT Communications, Inc. ([www.srt.com](http://www.srt.com)) serves our area, and they have been very progressive in keeping up with the latest in technological advances. Those who use the Internet for conducting business will have no trouble operating out of this area. A recent national survey of each state’s development of technology showed that North Dakota ranks **No. 1** among all the states in the degree and extent of services available, even to the most remote areas. The towns in Renville County were recently wired for the latest in high-speed technology services by our local cable provider as well. This service will add another method for using high-speed Internet services.

### **Housing:**

Those moving to this area from the larger metropolitan areas will be pleasantly surprised at the reasonable cost of existing housing in this area. Building lots are available in all of the towns in Renville and western Bottineau Counties at a very reasonable cost. The City of Mohall is also offering lots to those who will build homes on them at a minimal cost per lot of only \$200, which covers the necessary paper work. There is a maximum of two lots per family, and construction of a new home with a minimum of 1200 square feet must begin within a



two-year period and be completed within three years. The main water and sewer lines have already been installed to the subdivision. The City of Mohall will exempt new homes from the property tax up to a home true and market value of \$75,000 for a period of two years. Any Special Assessments would not be included in the exemption.



There are also several farmsteads for sale that are suitable for building a home if you are looking for country living. From a survey we recently conducted in Renville County, we have prepared a database of property that is available for sale in our area. We are confident that we would be able to provide a variety of options from which you can choose in terms of residential and farmstead properties. Just send an e-mail detailing your preference and we will match your request with what we have available, or you can contact one of our local realtors.

### Home Financing:

One of the problems you will face in regard to getting a loan to build or buy a home is that you have to have a “job history.” In other words, you would need to find employment and hold a job, unless you are retired, for a number of months before a lending institution will lend you the money to buy or build a home. If you find a similar job here as what you have, then the time span for this job history is much less. However, you would still need a steady job in order to get the loan.

How do you overcome this problem? One solution would be to rent an apartment or home until you have established a job history. Apartments are not readily available in our towns in Renville County, but we are working to address that problem. If you own your own business and you want to re-locate here, then you should not have too much trouble getting a loan for a home because your “job history” would come with you. You are merely conducting your business in a different location. There are a number of Federal Programs that are available to help people with getting their own homes. These are pretty much the same throughout the country. You might want to make a contact with a representative of your local USDA Rural Development Office to get information. That should apply to rural North Dakota because it is a Federal Program. If you still need more information, please contact us at the addresses listed below.

If you are retired on a pension, you shouldn't have too much trouble getting a loan to build or buy a home because you do have a steady income. You should check to see what lenders would require in your particular situation if you are retired.

### **More on “Free Land”**

Many people have made inquiries about “Free Land.” The City of Mohall does have lots that sell for \$200 to cover certain closing costs. However, you must remember that these will require that you build a quality home on them, and you will need to get the water and sewer and other utilities hooked up to your lot. Also, there will be special taxes once the area is improved. The cost to construct a new home in our area, like new construction everywhere, is going up. Adding a garage and basement will add further to the cost of the home. We recommend that you contact our local contractors to get an up-to-date estimate of the costs of construction. We can help you with that contact. ***The advantage you have by building in a smaller town is that all of the construction costs actually go into the home instead of a high lot cost.*** Remember, too, all of our towns have homes and vacant lots on improved streets for sale within the town. You might want to check those out. A vacant lot is very reasonable in cost, and you can contact one of the realtors listed under our “Links” for information on existing homes that would sell for much less than new.



The \$200 bare lots will also require an additional deposit of \$500, which you will get back once you have started construction. The lots sizes are approximately 100 ft. by 170 ft. These are large lots. If no construction is started within two years, you would lose your \$200 and the deposit. There are also a number of homes in Sherwood for sale. Sherwood is located right on the Canadian Border, just 20 miles north of Mohall. You can find some nice homes at a reasonable cost in Sherwood. If you have additional questions, send an e-mail to the addresses listed. Any new construction will require a Building Permit that will have to be approved by the appropriate authorities. That shouldn't be a problem, but the home will have to meet certain specifications.

Some people may wonder what the property taxes are in Renville County. Typically, the taxes would be under \$1,000 for most homes in the county. Of course, the taxes go up with the quality and value of the home. Be sure to check to see what the taxes are on the home you buy or will be on the home you build.

## Education

We have great schools in our area. Our school population is declining in rural North Dakota, but the quality of education is such that our graduates rank very high on academic achievement comparisons with other areas of the country. **Visit the individual school websites for complete information about all the schools in our counties.** We will also direct you to the North Dakota Department of Public Instruction site where you can find a lot of information about our schools.

## Recreation and Leisure Time Activities:

If you like to golf, there are many nice grass green golf courses within a 50 miles radius of our area here in North Central North Dakota. Minot is about an hour's drive away. Organizations in Minot sponsor a variety of entertainment events that should meet the cultural interests of most people. We are located in the central flyway for migratory birds, and those interested in hunting would find this area great for duck and goose hunting. The International Peace Garden, which is located on the border between North Dakota and Manitoba, is an attraction you wouldn't want to miss.



As the name implies the area is a virtual garden in a beautiful wooded environment of the Turtle Mountains. The International Music Camp at the Peace Garden attracts student musicians from all over the world. You can't believe it! The Peace Garden is about an hour and a half away from Renville County.

Minot provides entertainment to suit most people's desires. The Minot Area Council of the Arts sponsors a number of events that will appeal to your cultural needs. Visit their website for a complete listing of events. The Norsk Hostfest is an annual event that highlights our Scandinavian Heritage. It ranks as one of the top 100 entertainment events in the whole United States. Top entertainers from both the United States and the Scandinavian countries will be there to perform in October. You aren't a stranger long at this event. Total strangers become good friends in no time at all. Bus loads of people come from all over the country to attend this event.

If you like to be out in Nature, area lakes provide an opportunity to isolate your self in the natural surroundings. You may not see another person all day long while out fishing in a boat, especially during the week. In the winter ice fishing is a very popular activity. The Mouse River Park, located in the heart of Renville County, is a popular summer resort area. It is located in the beautiful Souris (Mouse) River Valley and is a popular spot for camping throughout the summer months. See their website for pictures and additional information.





Another popular event that is rather unique is the Kenmare Goosefest. Each year the community of Kenmare sponsors an event that brings goose hunters from all over the country to participate in the excellent waterfowl hunting that is available in this area. The unforgettable sight of thousands of geese flying overhead or landing in the fields is something to behold indeed. Bud Grant, former coach of the Minnesota Vikings, comes every year to participate in the hunt. If you are a hunter, this is an event you wouldn't want to miss.

High school athletics is probably the most common form of entertainment for the local parents and fans. Since everyone knows the athletes in a small town, there is a great interest in watching them play. Over the years some great rivalries have developed between towns, so the loyal fans are there at every game to cheer on the home team. Actually, going to the game becomes a social event for the local citizens to gather to watch the games and visit.

### **Medical services:**



We know that access to health care is a very important consideration when moving to a community. Our small towns are served by clinics that are affiliated with the main health care facility in our area that is located in Minot, about an hour's drive away. The local clinics provide the routine basic health care right here at home. A resident dentist serves patients in our area, as well as patients from Canada. Our communities all have local ambulance personnel who are properly trained and qualified to provide basic life-saving procedures. Although they are volunteers, they are very professional, properly trained and competent to provide emergency medical care. The local nursing home in Mohall provides for the needs of our elderly citizens in a caring and loving atmosphere. The Good Samaritan Center is one of the largest employers in Renville County, and they are often looking for new employees.

### **Websites for additional information on our area of North Dakota:**

As you visit these websites, you will be able to find additional links to other areas of interest in our area of the state. As always, if you desire specific information, send an e-mail to the address listed later in this flyer.

Thank you for your interest in moving to Northwest and North Central North Dakota. We invite you to visit the various websites for a wealth of information about our part of the country. Although Renville County is a rural, tranquil place to live, it is not that far from Minot, a city of 40,000 people. If you are retired, you will find some very affordable housing, recreation facilities, and all the services you need. You will find that your pension will go further in this area of the country as well.

1. <http://www.dpi.state.nd.us/dpi/reports/profile/index.shtm> (North Dakota Department of Public Instruction site – Find information about all the schools in Renville and Bottineau County (Mohall, Lansford, Sherwood Public School; Glenburn Public School; Westhope Public School; Newburg United School District)
2. [www.prairieopportunity.com](http://www.prairieopportunity.com) (Northwest Marketing Alliance site – Gives information about the incentives to attract people back to Northwest and North Central North Dakota)
3. [www.renvillecounty.org](http://www.renvillecounty.org) (Provides information about Renville County in North Central North Dakota)

4. [www.mohallndak.com](http://www.mohallndak.com) (City of Mohall website—Provides information about Mohall, the county seat of Renville County)
5. [www.sherwoodnd.com](http://www.sherwoodnd.com) (City of Sherwood website -- Includes information about Carievale, Saskatchewan, Canada as well)
6. [www.tolleynd.com](http://www.tolleynd.com) (City of Tolley website –Tolley is a small town near the Mouse River Park, a place where many people have cabins they use in the summer)
7. [www.tradecorridor.com/antler](http://www.tradecorridor.com/antler) (The website for the city of Antler, which is located in Bottineau County)
8. [www.mohall.k12.nd.us](http://www.mohall.k12.nd.us) (This is the site for the MLS School District, consisting of schools in Mohall, Sherwood, and Lansford – You can find class schedules, activities, and general information about the school district)
9. [www.westhope.k12.nd.us](http://www.westhope.k12.nd.us) (This is the website for the Westhope Public School, which is located in western Bottineau County)
10. [www.glenburn.k12.nd.us](http://www.glenburn.k12.nd.us) (This is the website for the Glenburn Public School. Glenburn is located near the Minot Air Force Base)
11. [www.glenburn.us](http://www.glenburn.us) (This is the website for the City of Glenburn)
12. [www.biketheborder.org](http://www.biketheborder.org) (Check on our family oriented recreational road (all paved) bicycle tour-- also has a brochure on Renville county—just click on “cities” and then on the brochure. You will find many other interesting bits of information about our area of North Dakota on this site)
13. [www.mathiasonrealty.com](http://www.mathiasonrealty.com) (See this site for properties listed with our local real estate broker. They might have just what you are looking for). You might want to deal through a local real estate broker, so call them for your property needs.
14. [www.renvillecounty.org/mouseriver.htm](http://www.renvillecounty.org/mouseriver.htm) (Website for the Mouse River Park, a popular recreation area in the heart of Renville County)
15. [www.minotarts.org](http://www.minotarts.org) (Site for Minot Area Council of the Arts – you can find information about various events that will appeal to your art and musical interests)
16. [www.jobsnd.com](http://www.jobsnd.com) (North Dakota Job Service—you can find information about job opportunities in North Dakota and you can find employees as well if that is what you need)
17. E-Mail: [tonya@ndak.net](mailto:tonya@ndak.net) (e-mail address for realtor at Glenburn, ND—has information on properties in the southern part of the county)
18. [www.discovernd.com/business](http://www.discovernd.com/business) (North Dakota business licensing requirements and other information on starting a business in North Dakota. Includes links to other areas of North Dakota Government)
19. [www.nd.gov](http://www.nd.gov) (Excellent site for finding just about everything about North Dakota, including business licensing, tourism, education, etc. This site will direct you to whatever you want or need to know, including statistics for the state and each county—Renville County included)
20. [www.midwest-tel.com](http://www.midwest-tel.com) (This is the website for Midwest TeleMark International, a national company located in Mohall. This business is expanding and has job openings. Call toll free at 1-800-356-7762 to inquire. You can also e-mail this company: [inquiry@midwest-tel.com](mailto:inquiry@midwest-tel.com) )

## More information:

If you would like more information, please feel free to contact the Renville County JDA Office, Box 68, Mohall, ND 58761. You can also call the JDA office at (701) 756-6288. Or you can e-mail Milton Hoyt, Executive Director, Renville County JDA at [renjda@state.nd.us](mailto:renjda@state.nd.us) . If you would like information on a home in Sherwood, North Dakota, you can send an e-mail to Lynn Price at [lprice@ndak.net](mailto:lprice@ndak.net) . The preferred method of contact is through e-mail. Thank you.

The Housing Committee has compiled a list of available property in our area that includes bare lots for building new homes, farmsteads with livable housing already in place, current residences, as well as those city-owned lots that are available at a minimal cost of only \$200 plus deposit. We know that housing is a major concern, so we will help you find what you need. Don't be skeptical about looking at a home that sells for \$50-70,000. We are told that these are nicer, larger homes than those that sell for \$450,000 in California, for example. We also have homes that are selling for higher prices for those who are looking for something special, but at considerably less than the average home costs in our larger cities. Send us a letter and we will help you. Thank you very much for your interest in Renville County, North Dakota. Take a look at our Renville County brochure on the Bike the Border website.

### **"A bit of Advice"**

Thank you for learning all you can about Renville County from the information we have provided and from the Websites you have visited. Leaving your own home and job and moving to another area of the country is a decision that you must make with the utmost caution. We believe that we have what you may want in terms of **"Quality of Life."** Rural North Dakota is a great place to raise your children away from the temptations and dangers that are associated with the larger metropolitan areas. Your children will be able to grow up where it is relatively safe and where they can play outdoors and participate in school and other youth activities.



You already know that your home has appreciated in value over the last few years, and you may be able to sell it easily. You will be able to buy a home in our area for much less than what you will get from your home in the populated areas. **Be aware, however, that a home in our rural area does not sell quite as quickly and does not appreciate in value as quickly. In fact, it could even decrease in value because of the limited demand.** You don't want to buy or build a home on impulse and then find out that you are unable to adjust to rural living, limited cultural activities, or the weather climate. If you will need a job, be sure you have something before moving here. Don't sell your home and move because of the "free land." All of our property is relatively low priced compared to where you live. We want you to be a happy, productive resident of our communities. If, after considering all the pros and cons of all aspects of moving to rural Renville County North Dakota, you think a move to our area is a good one for you, then we welcome you to our community. Thank you.

**"A PART OF NORTH DAKOTA IS WAITING FOR YOU"**

**---RENVILLE COUNTY---**