

MCLEAN COUNTY, NORTH DAKOTA
“HOW TO AVOID SURPRISES AND BE A GOOD NEIGHBOR
WHEN YOU ARE BUYING, BUILDING AND DEVELOPING
IN MCLEAN COUNTY”

What kind of ACCESS is available outside of town?

The fact that you can drive to your property does not necessarily guarantee that you, your guests, or an emergency service vehicle (ambulance, fire truck) can get there easily, or during all seasons. Please consider:

- Arrival/Response times for emergency services cannot be guaranteed.
- There can be problems with the legal aspects of access especially if you have access across someone else's property. Make sure you have legal easements if you need them (deeded, not just verbal). You may want to get legal advice if you have questions regarding your own access to a Township, County, State or Federal road or highway. McLean County maintains hundreds of miles of roads, but many private properties are served by township or private roads, which are not County maintained. Some roads that have been used for many years by the public are not maintained by the County; that means the County will not plow snow, grade or repair damage resulting from natural disasters. Make sure you know what kind of maintenance is available and who pays for it.
- Many large construction vehicles cannot navigate small, narrow and primitive roads. If you plan to build, check out construction access. Private driveways should be wide and sturdy enough to support either emergency or construction vehicles in all weather conditions.
- If your driveway or private road accesses a County road, you will need approval from the county highway department. If your access is directly onto a State or Federal highway, you will need to check with the North Dakota Department of Transportation about getting access approval.
- In some areas, school bus transportation may not be provided. Call the school district in which your children will be attending to find out when and where the school bus will pick up your children.
- In extreme weather, some roads may become impassable. You may need a four wheel drive vehicle and also some method for snow removal during winters. Snow removal from the County maybe several days after the snow storm.
- Gravel roads generate dust when it is dry and mud when it is wet. Paving may not be planned for you area.
- Check with the local telephone and electrical utilities to see if services are available in the area you want to build. This goes for water, garbage pickup, mail propane supplies also.
- You will need to contact First District Health Unit in Minot for septic system approval and to have your water checked if you are drilling a well.
- Remember before starting construction or digging to call 811 to have any buried utility lines or pipelines located.
- Please visit with the McLean County Planning and Zoning Department to make sure the area is zoned for the usage you want and to also obtain a building permit. You may also need to visit with the McLean County Recorder's office to see if there are any restrictions or covenants recorded in the area. It is possible that you may need to plat the property in the Recorder's Office which will require the services of a land surveyor. Depending on where you build your property will be assessed for tax purposes by the local township assessor or the county assessor.
- Remember you are building in a rural area that is dominated by agriculture. Please be aware that modern farm machinery is very large and can take up the entire roadway especially on the narrower township roads. Keep your speed down especially when going over hills or areas where your vision is limited. Also be aware of the wildlife that maybe roaming the area. Wildlife can be very interesting to look at but can also be very destructive and dangerous.