

Prime Location on N. Highway 83

Highway 83 North - Bismarck, ND

Approx. 82 Acres @ \$8,500 per Acre—\$697,000



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Executive Summary for Sale

Parcel ID:	24-140-80-00-21-210; 24-140-80-00-21-215; 24-140-80-00-16-840
Address:	North Highway 83 & 12th St. NE
Legal Description:	(1) BURNT CREEK TOWNSHIP Section 21 THAT PT E 1/2 NE 1/4 LYING E OF HWY #83 LESS R/W LESS TO LOT A TO -215 701441 803452 (2) BURNT CREEK TOWNSHIP SECTION 21 LOT A OF NE 1/4 IRR PLAT 368578; 701441 803452 (3) BURNT CREEK TOWNSHIP SECTION 16 SE 1/4 E OF HWY
Asking Price:	\$8,500 per acre
Lot Size:	81.99 acres
Property Visibility:	Rural north Bismarck off Highway 83
Zoning:	AG
Taxes 2017:	(1) \$50.38 (2) \$4.42 (3) \$304.91
Specials:	None
Utilities:	Rural water adjacent to property
<p>Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.</p>	

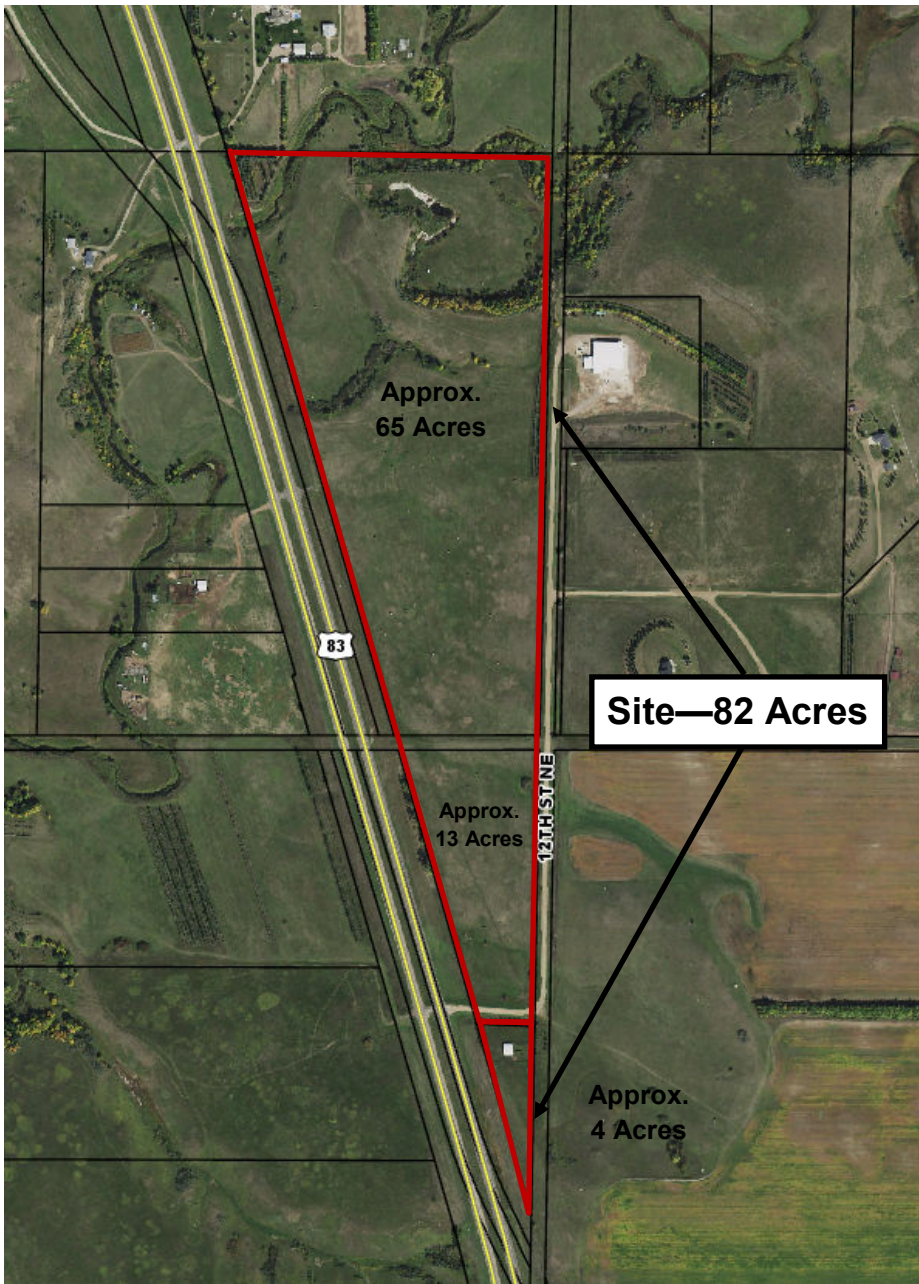
Sale: \$697,000

- Close to Upscale Residential Developments in the area
 - The Ranch
 - Heritage Reserve
- Close to other Commercial Development
 - Prairie View Landscaping
 - ColdSpring Granite
- Small south parcel includes barn / shop
- 5 miles north of Bismarck
- Creek runs through the northern part of the property with established trees
- I-94 to development site is 6.7 miles



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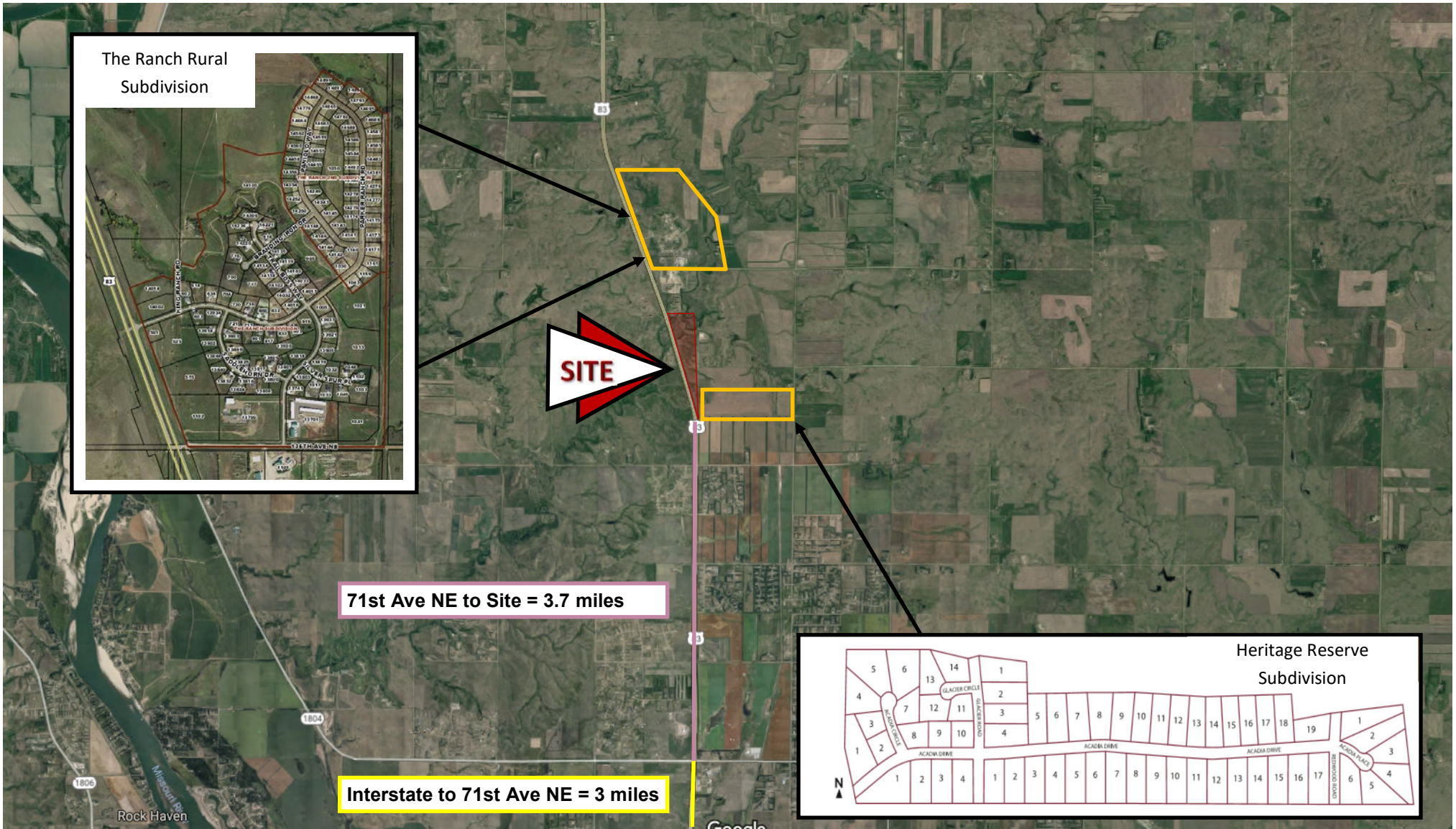
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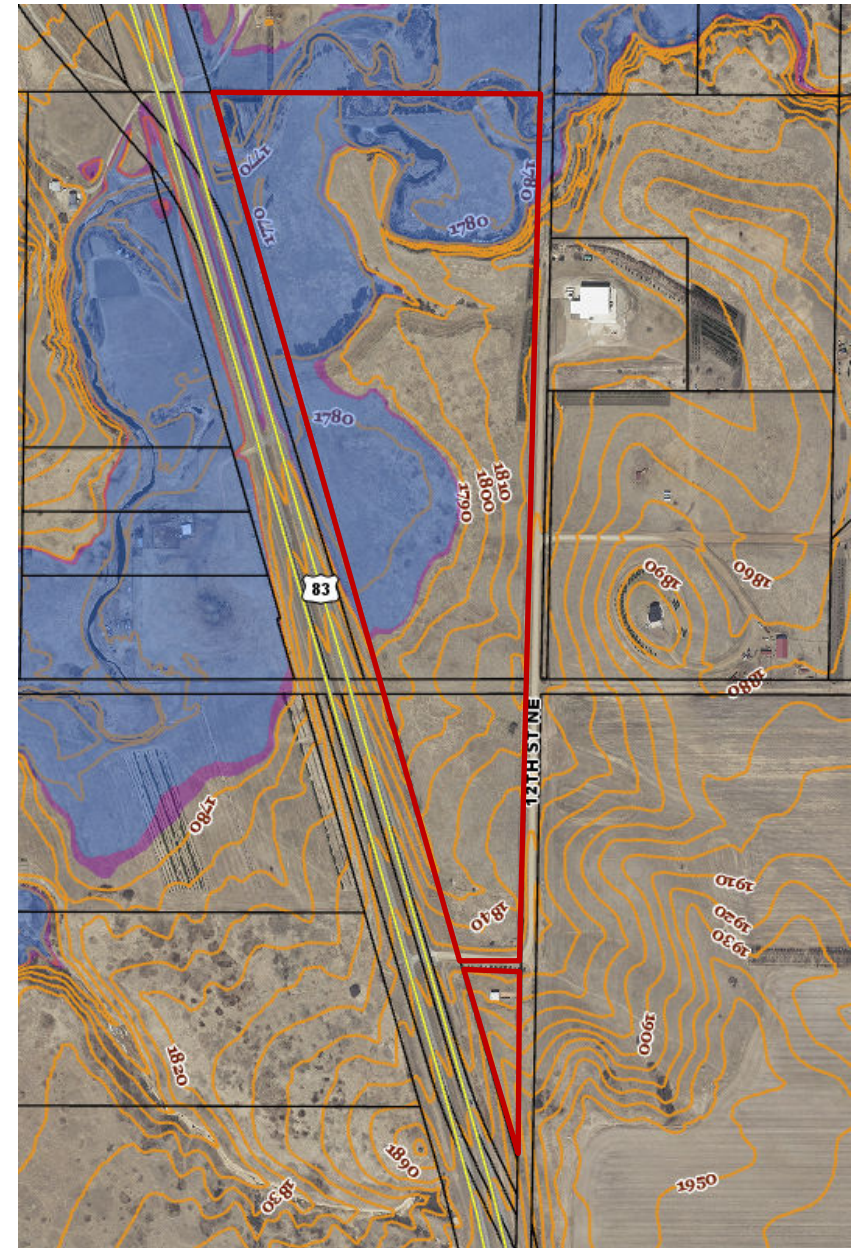
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Great property located along Highway 83 N is currently zoned AG. It is located south of the Ranch Rural Subdivision and directly to the west of new Heritage Reserve Subdivision. This property has fantastic views, a scenic creek, as well as mature trees. The developing subdivisions will have many of the same amenities including walking trails. The roads will be paved and maintained by Burleigh County. Utilities will be rural water; a community septic system; natural gas provided by Montana Dakota Utilities; as well as phone, cable, and high speed internet by either Bek or Midcontinent. This property is located within the Bismarck School District. These areas have the benefit of lower taxes and no current specials.



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