

South Bay Executive Summary

Owner:
Joe Hauer
J&L Development, Inc.

Retirement **REAL ESTATE AUCTION**

Bismarck Event Center
Exhibition Hall Rm #101
May 2nd at 1:00 pm CDT
Online Bidding Details Inside



**Neighborhood
Park**

SITE



For Auction Info & Brochure: DanielCompanies.com

Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

Bill Daniel, CCIM, Broker
701.220.2455
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In Conjunction With



South Bay Phase Three - 6 Twin Home Lots

7 801 W. Glenwood Dr.
& 803 W. Glenwood Dr.

8 723 W. Glenwood Dr.
& 725 W. Glenwood Dr.

9 719 W. Glenwood Dr.
& 721 W. Glenwood Dr.

10 713 W. Glenwood Dr.
& 715 W. Glenwood Dr.

11 4212 Downing St.
& 4216 Downing St.

12 4304 Downing St.
& 4306 Downing St.

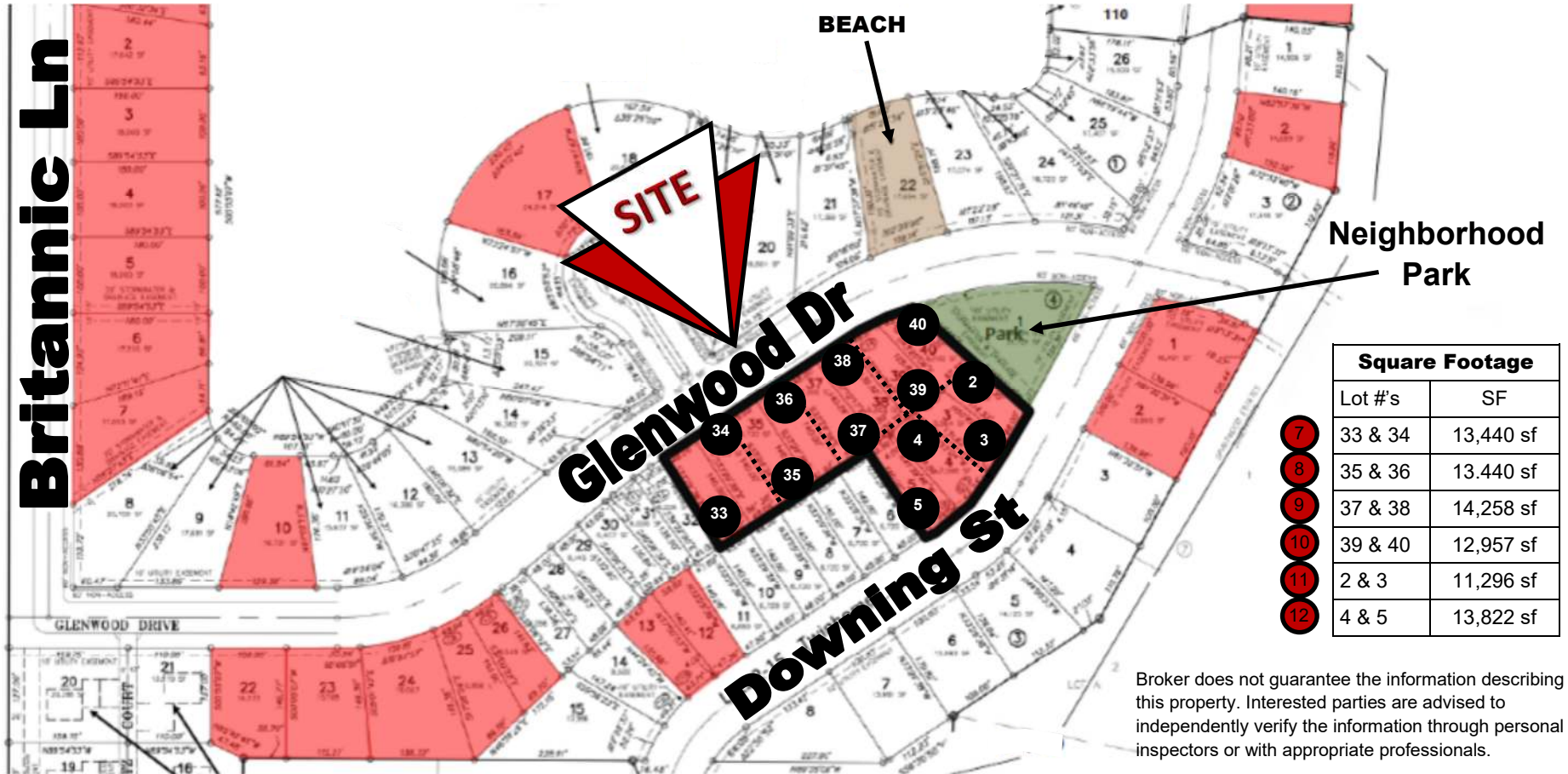


“A resort atmosphere with a city address”. South Bay is one of Bismarck’s premier housing developments. These lots located on one of the largest man-made lakes in North Dakota, are zoned for twin home development (R10). South Bay is a spring fed private lake for the exclusive use of the homeowners and their guests. A private common beach area is available for swimming, fishing, and other water activities. These two home lots provide a great investment opportunity for home-builder, owner-users, developers, or investors. These lots also are adjacent to a private neighborhood park. This area has enjoyed great resale value. SOUTH BAY...A PEACEFUL PLACE TO COME HOME TO...RELAX & ENJOY THE GOOD LIFE!





Possible Developments - Images are potential uses



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.



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Executive Summary for SouthBay Lots 7

Parcel ID:	1558-004-165	1558-004-160
Address:	801 W Glennwood Dr.	803 W Glennwood Dr.
Lot Size:	6,720 SF	6,720 SF
Taxes 2018:	\$278.91	\$278.91
Specials:		
Balance -	\$9,791.55	\$9,791.55
Installment -	\$1,255.09	\$1,255.09

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Executive Summary for SouthBay Lots 8

Parcel ID:	1558-004-165	1558-004-170
Address:	723 W Glennwood Dr.	725 W Glennwood Dr.
Lot Size:	6,720 SF	6,720 SF
Taxes 2018:	\$278.91	\$278.91
Specials:		
Balance -	\$9,791.55	\$9,791.55
Installment -	\$1,255.09	\$1,255.09

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Executive Summary for SouthBay Lots 9

Parcel ID:	1558-004-185	1558-004-180
Address:	719 W Glennwood Dr.	721 W Glennwood Dr.
Lot Size:	6,903 SF	7,355 SF
Taxes 2018:	\$278.91	\$278.91
Specials:		
Balance -	\$9,825.07	\$9,870.33
Installment -	\$1,259.38	\$1,265.19

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Executive Summary for SouthBay Lots 10

Parcel ID:	1558-004-195	1558-004-190
Address:	713 W Glennwood Dr.	715 W Glennwood Dr.
Lot Size:	6,100 SF	6,857 SF
Taxes 2018:	\$278.91	\$278.91
Specials:		
Balance -	\$9,869.12	\$9,863.69
Installment -	\$1,265.04	\$1,264.35

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* Slab on grade construction



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Executive Summary for SouthBay Lots 11

Parcel ID:	1558-004-005	1558-004-010
Address:	4212 Downing St.	4216 Downing St.
Lot Size:	5,332 SF	5,964 SF
Taxes 2018:	\$278.91	\$278.91
Specials:		
Balance -	\$9,619.35	\$10,049.27
Installment -	\$1,233.02	\$1,288.11

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.

Executive Summary for SouthBay Lots 12

Parcel ID:	1558-004-015	1558-004-020
Address:	4304 Downing St.	4306 Downing St.
Lot Size:	7,095 SF	6,727 SF
Taxes 2018:	\$278.91	\$278.91
Specials:		
Balance -	\$12,338.90	\$11,538.32
Installment -	\$1,581.61	\$1,479.00

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