

North Bismarck Development Land



69.38 Acres - \$550,000





PARK BOARD PROPERTY
15 ACRES

69.38 Acres

THE SOUTH 1/4 OF THE NORTHWEST 1/4 AND THE SOUTH 1/2 OF THE SOUTH 1/4 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 SECTION 23, TOWNSHIP 140 NORTH, RANGE 80 WEST OF THE 5TH PRINCIPAL MERIDIAN, BURLEIGH COUNTY, NORTH DAKOTA THAT LIES NORTH OF HARVEST GROVE FOURTH SUBDIVISION AND LESS AUDITOR'S LOT 1A, CONTAINING 69.38 ACRES, MORE OR LESS.

**EXISTING
HARVEST GROVE
SUBDIVISION**

- **69.38 acres**
- **Real estate taxes \$154**
- **Full topographic survey for architectural and planning purposes**
- **Private, fenced on all sides**
- **Approximately 1000 trees planted with weed mat on the south side in 2008, 2 rows spruce, one row lilac, drip lines installed to all trees**
- **Utilities are to the property**
- **Rural water into property**
- **Blacktop street to property**
- **Utilities**
 - **MDU – gas**
 - **Capital Electric - electricity**





A Unique Development Opportunity



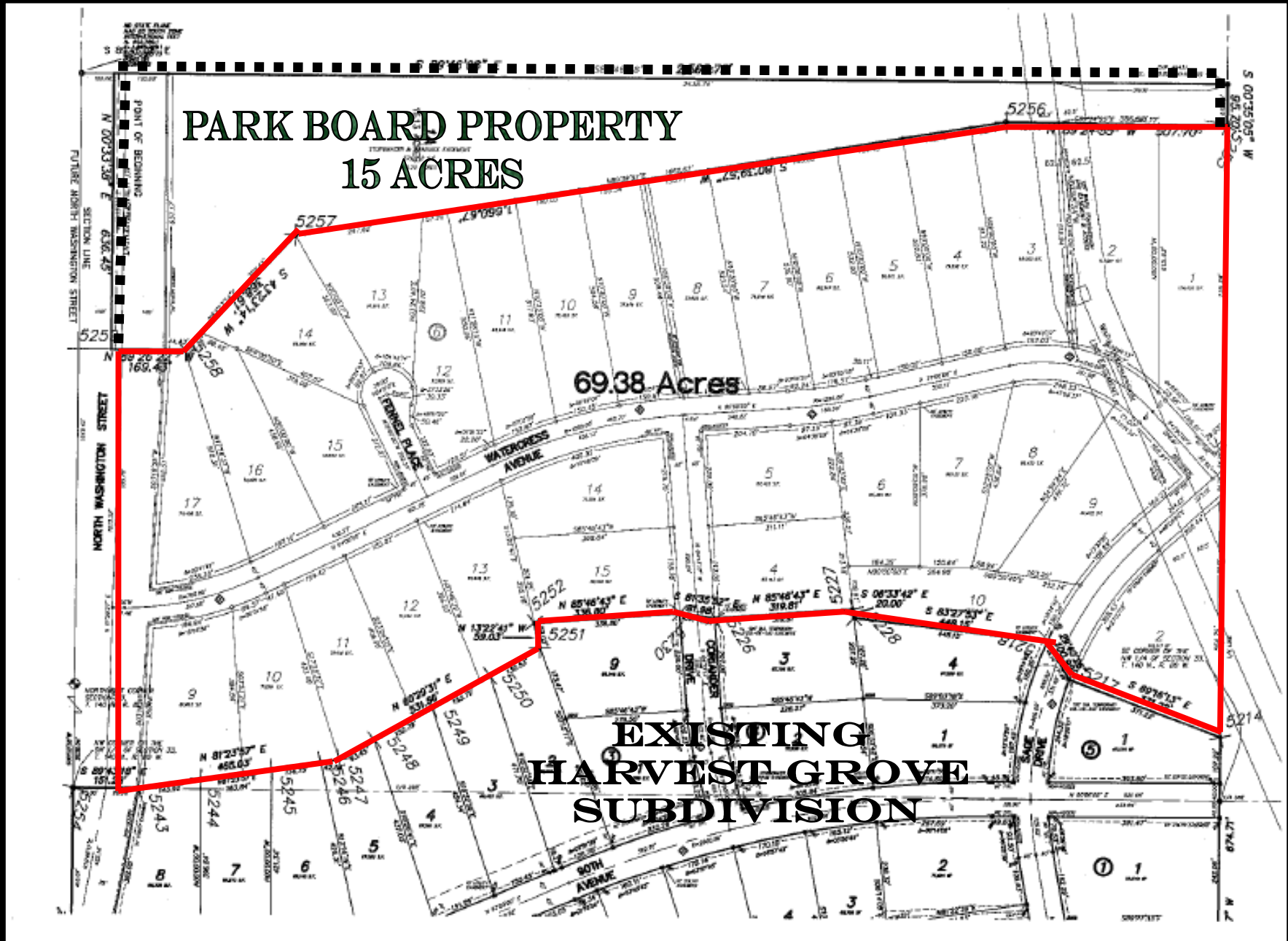
Four Season Sanctuary

Surround yourself with picturesque scenery and fun adventure

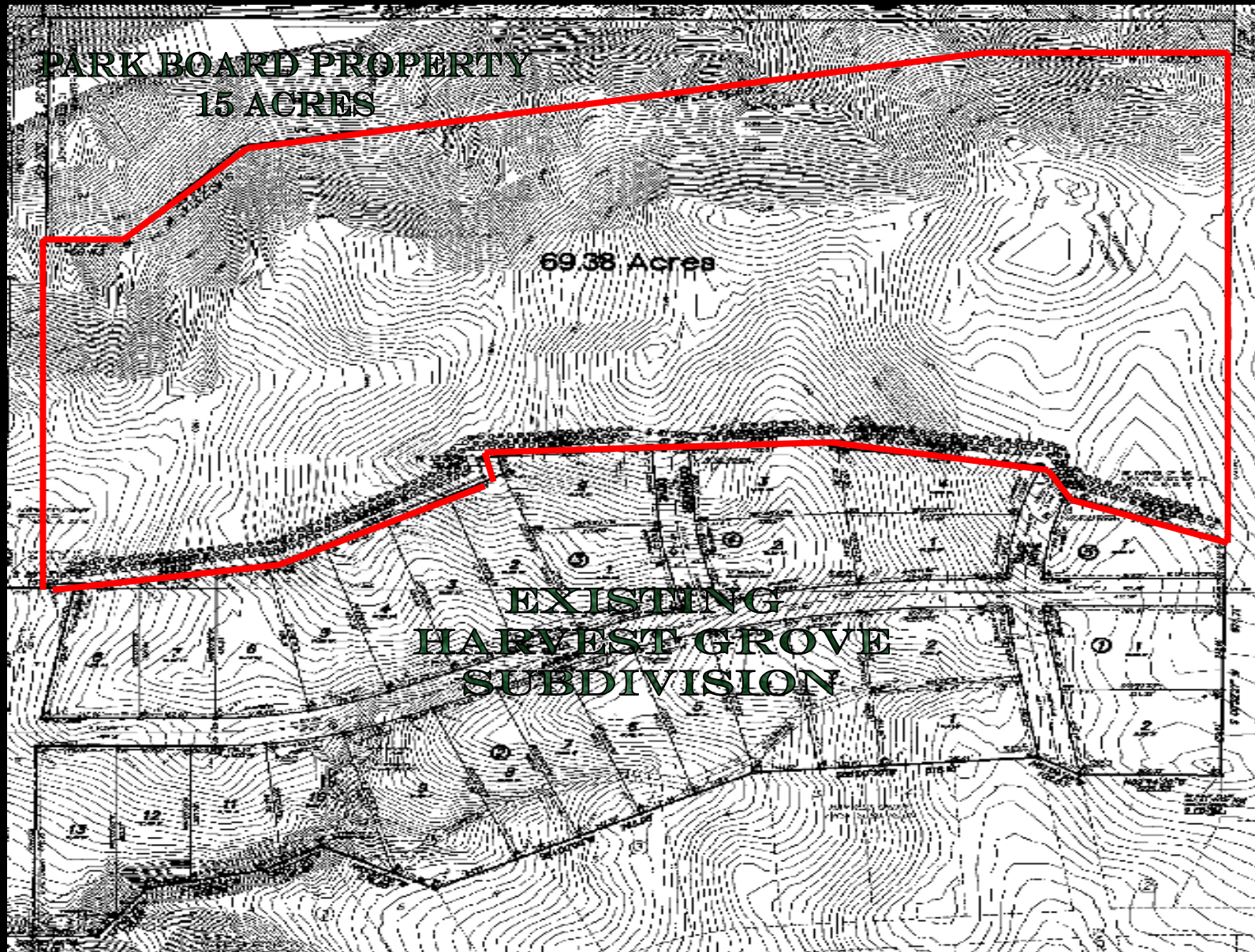
- ***Wildlife & Birds***
- ***Cross Country Skiing***
- ***Hike or Snow Shoe***
- ***Ride your favorite horse***
- ***An oasis for your pets***
- ***Natural grasses, alfalfa and wild flowers***



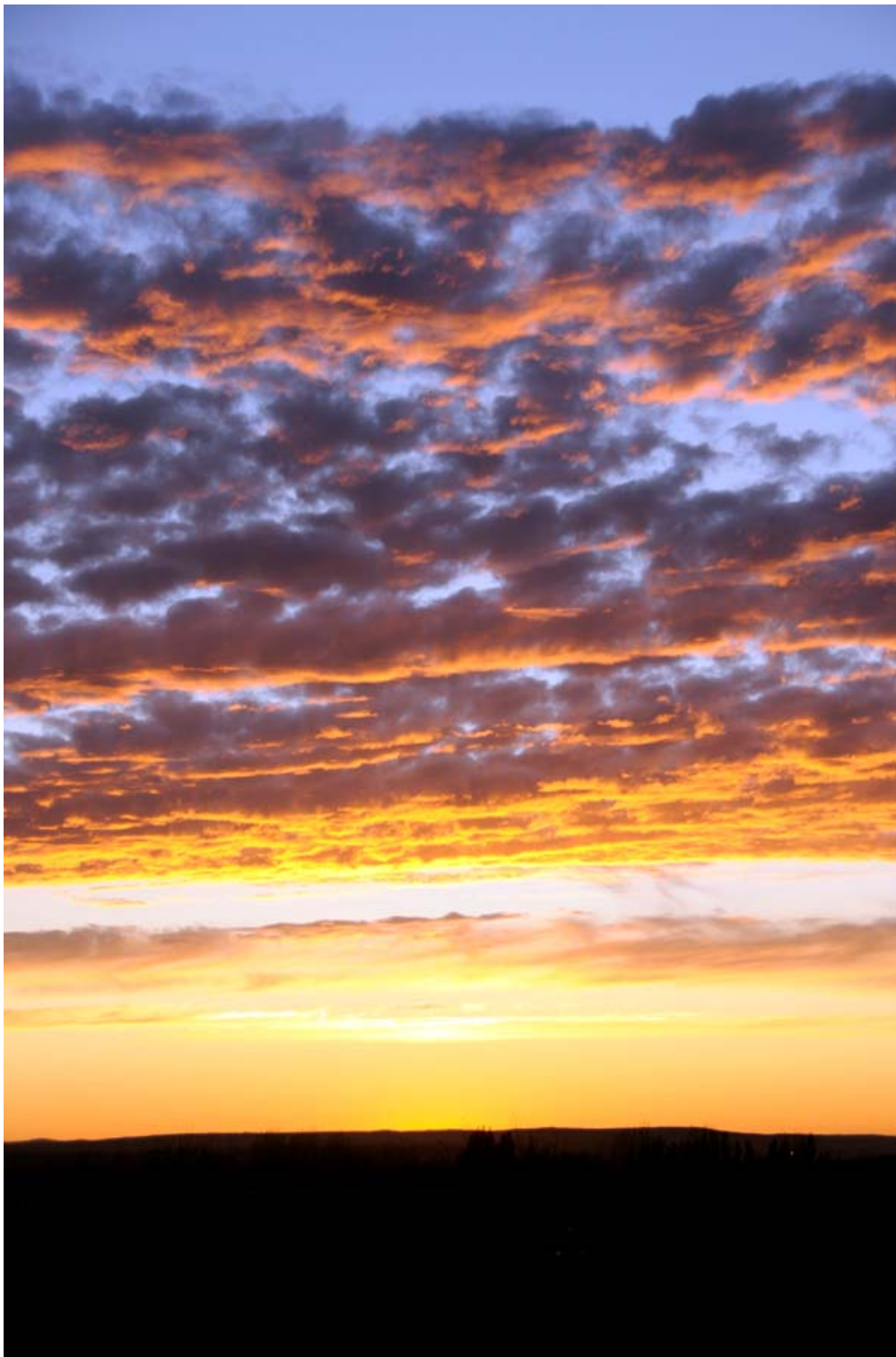
**GREAT POTENTIAL TO SUBDIVIDE ... DEVELOPMENT POSSIBILITY SHOWN BELOW
THIS PROPERTY WOULD ALSO LEND ITSELF FOR DEVELOPMENT OF 'ESTATE' SIZED PARCELS**

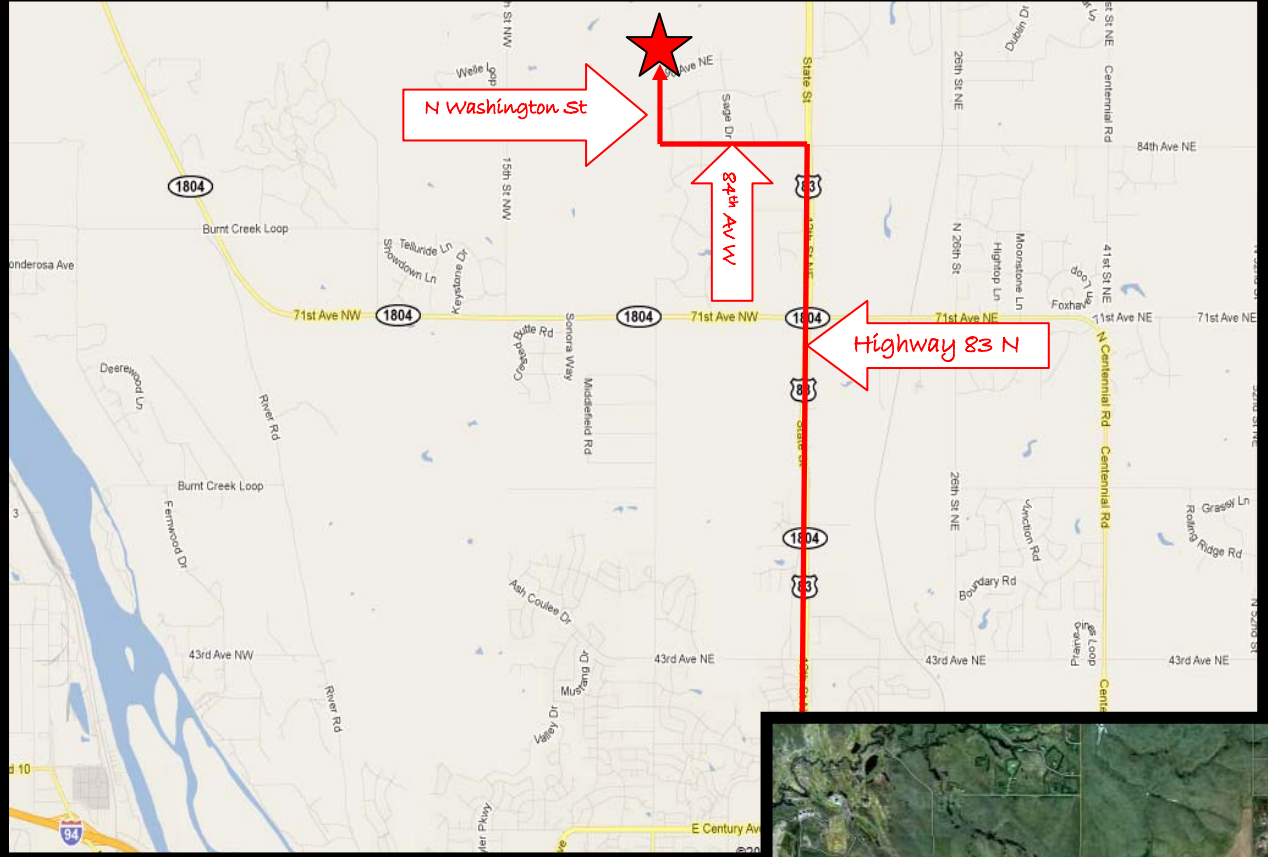






A natural separation from Harvest Grove is provided by the trees planted along the south side of this property

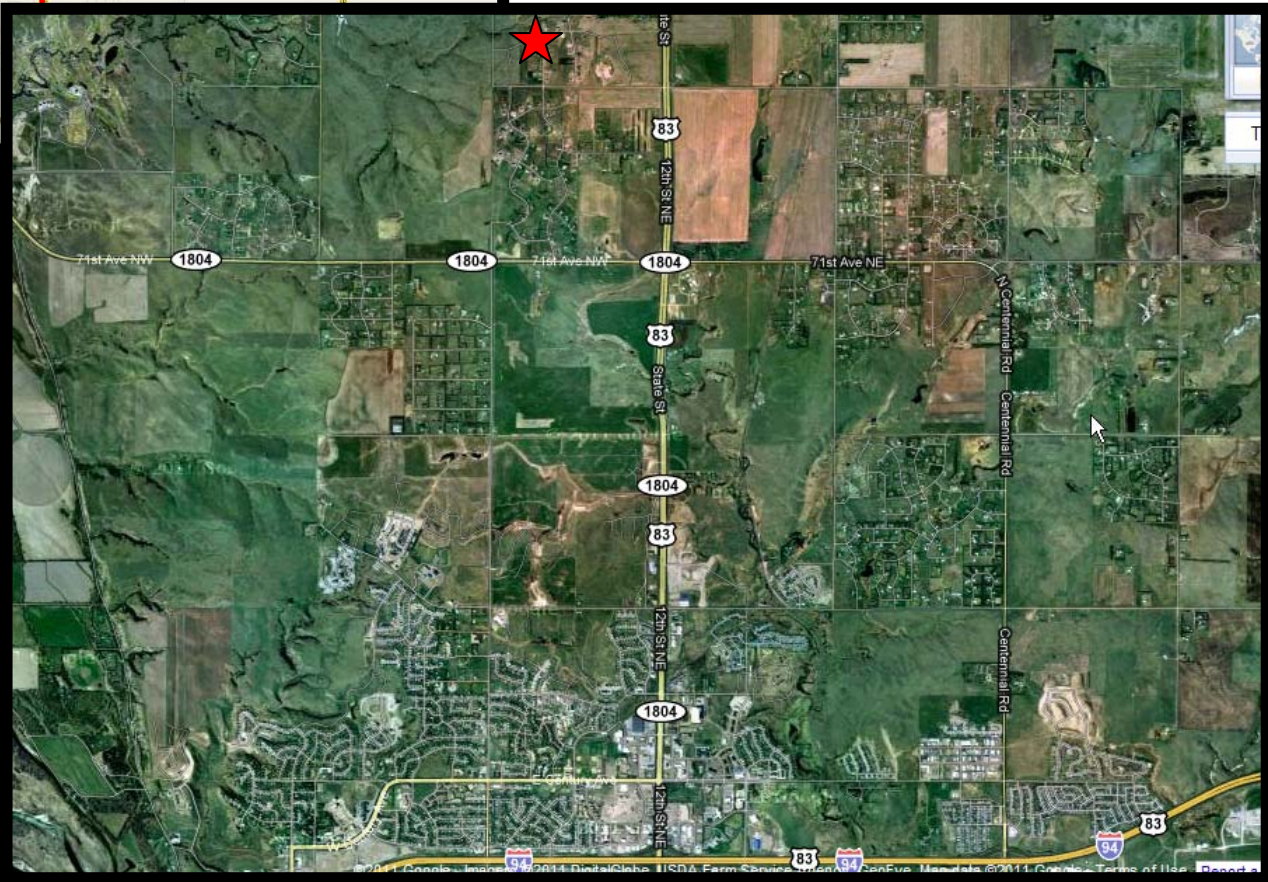


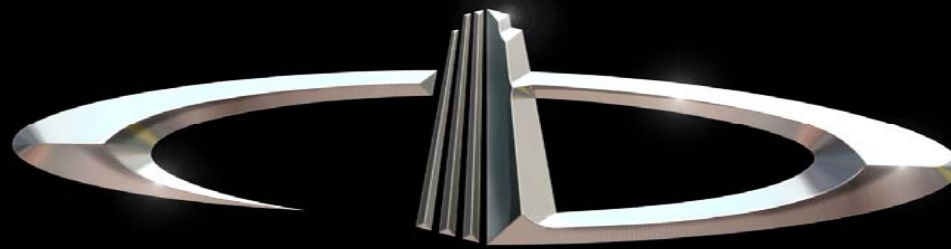


Driving Directions

***Highway 83 North to 84th Avenue –
West to Washington Street – North
to Property...***

***EASY ACCESS
TO ALL
CITY CONVENIENCIES***





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Ann Sharp, GRI
220-0261

304 E. Rosser Ave., Suite 200 Bismarck, ND 58501

Office: 701-223-8488