

'PINNACLE'

A spectacular Home Estate Parcel



OFFERED AT FIVE HUNDRED FIFTY THOUSAND





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.

HARVEST GROVE FOURTH SUBDIVISION

*Enjoy the Tranquility
Create Memories*

- *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*
- *All utilities are to the property*
- *Rural water into property*
- *Blacktop street to property*
- *Septic system would need to be installed*
- *Utilities*
 - *MDU - gas*
 - *Capital Electric - electricity*





The Perfect Setting to Create

- *Stunning Estate*
- *Corporate Retreat*
- *Family Compound*
- *Countryside Villa*
- *Luxury Equestrian Estate*
- *Hobby Farm*
- *Vineyard or Orchard*
- *Private Golf Course or Driving Range*



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*



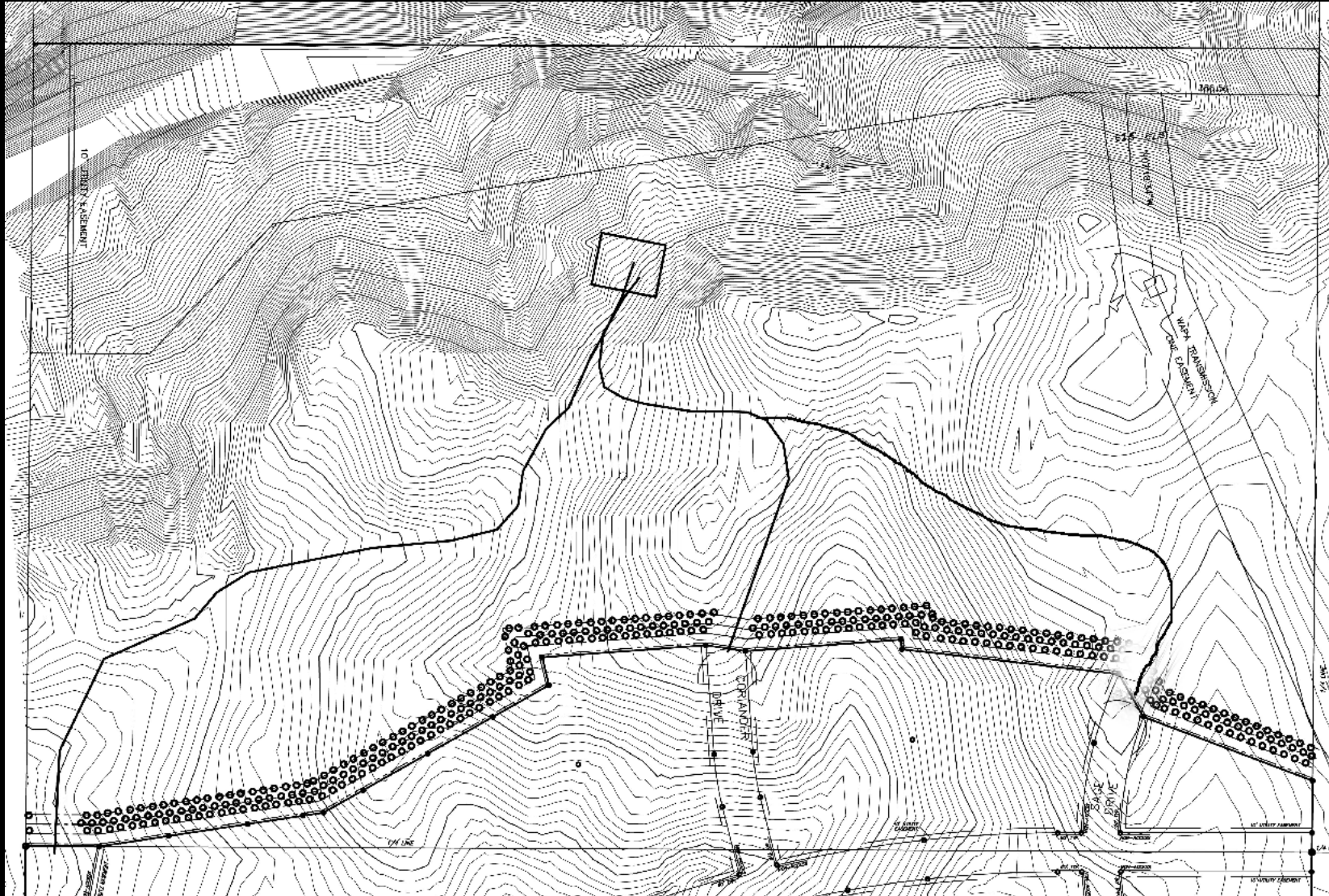
Savor the views of the rolling hills and the seductive soft breezes of the valley



Multiple sites for hilltop homesites and a great lower homesite which maintains views but would hide the home from the south.

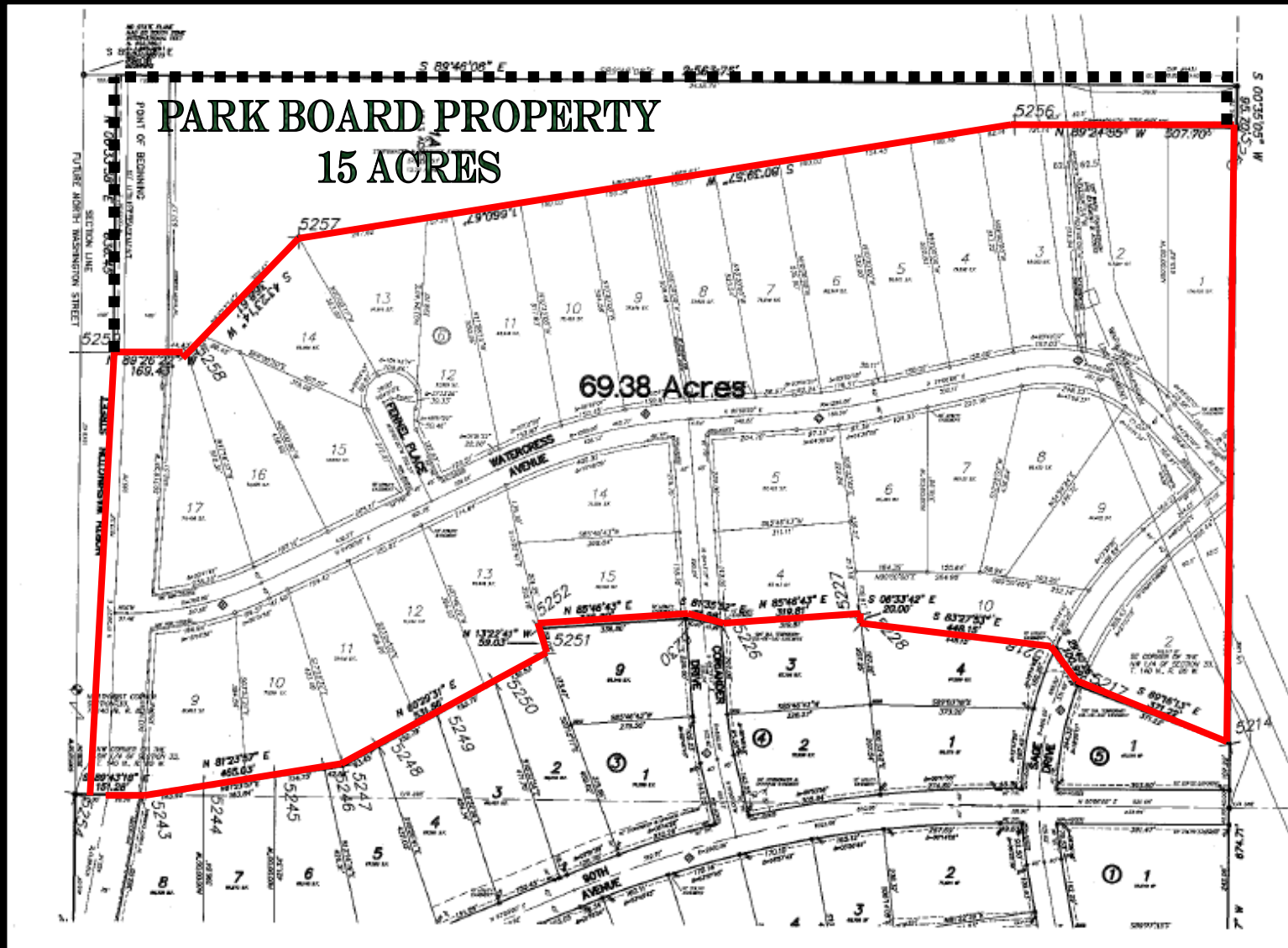


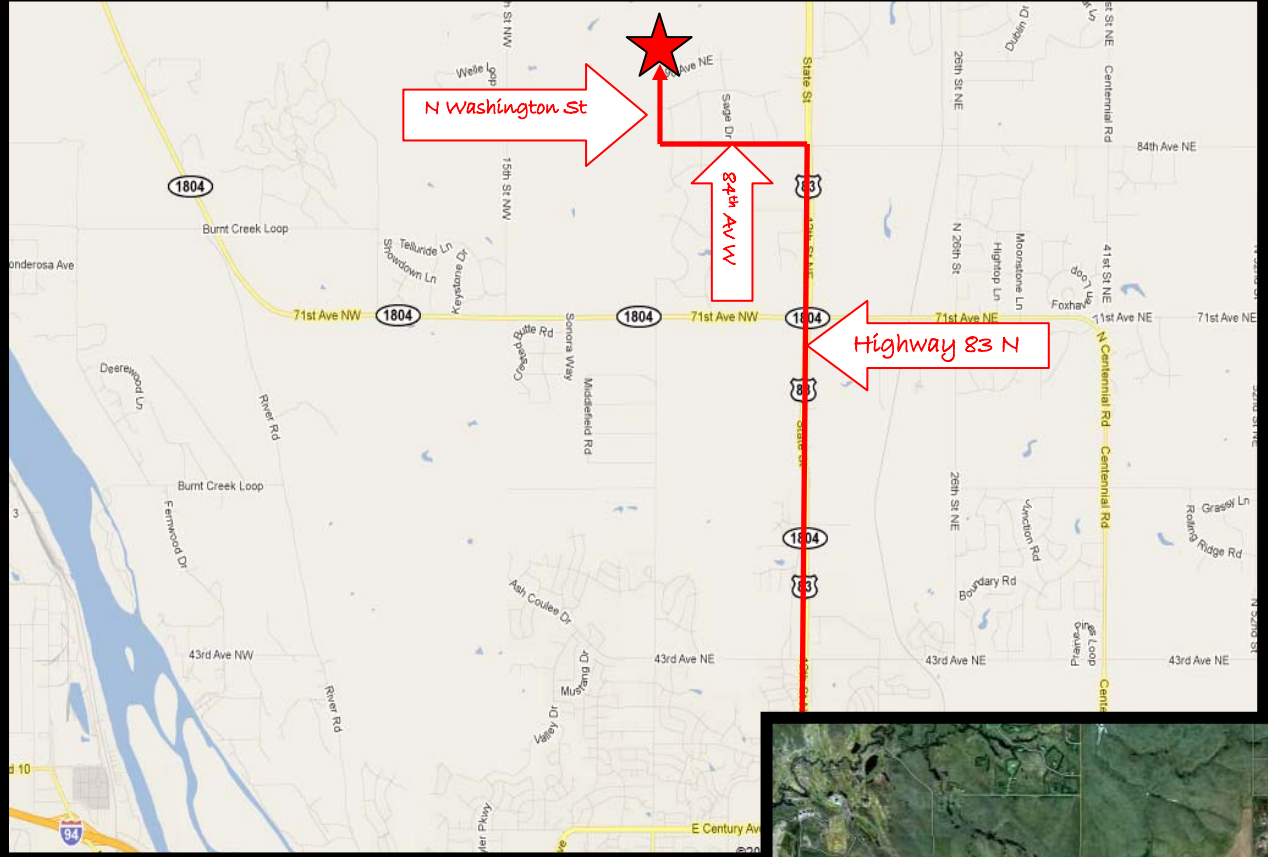
This offering is certainly a most unique opportunity for the next steward of the land to fully appreciate the beauty and serenity of this special estate



Three different possible access points for driveway

Great Potential to Subdivide
Development Possibility Shown Below

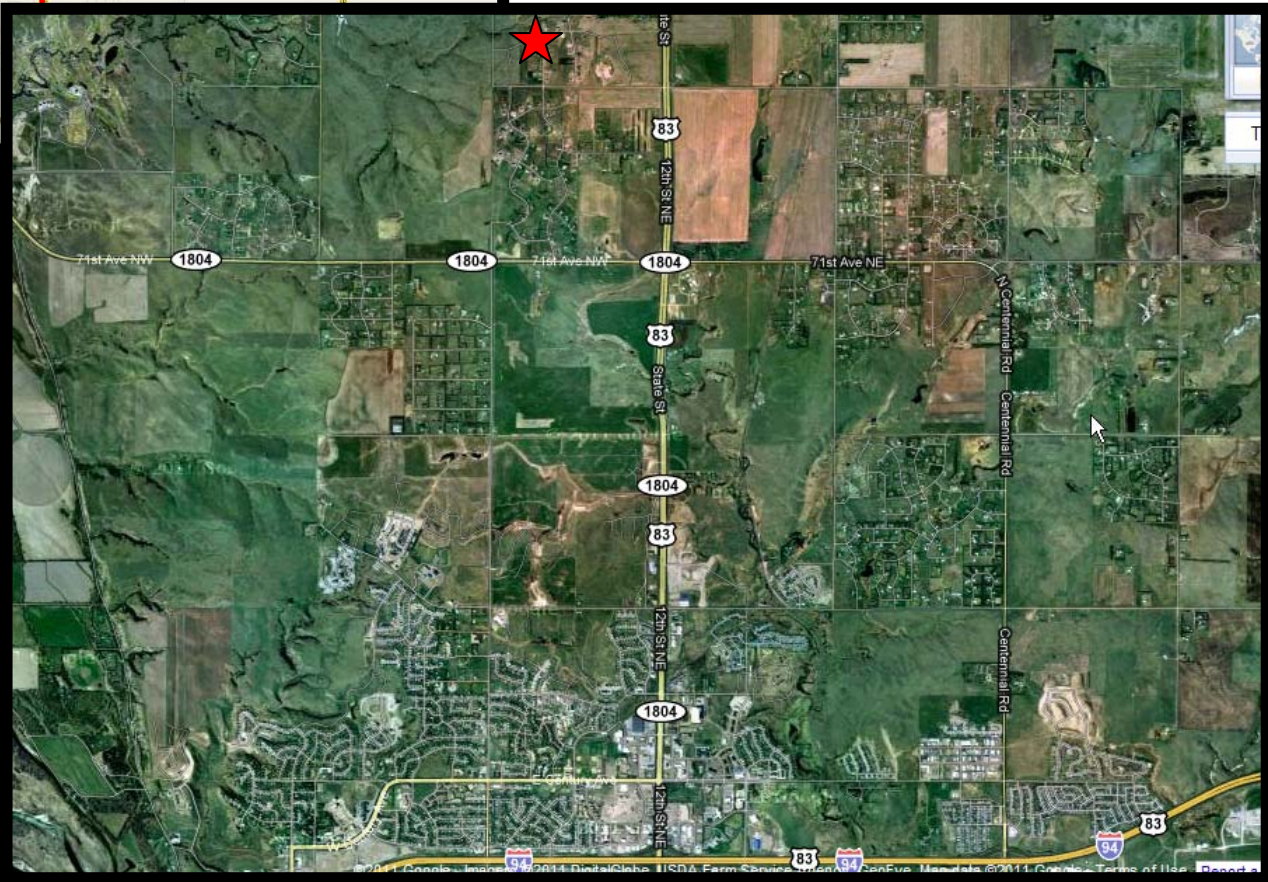


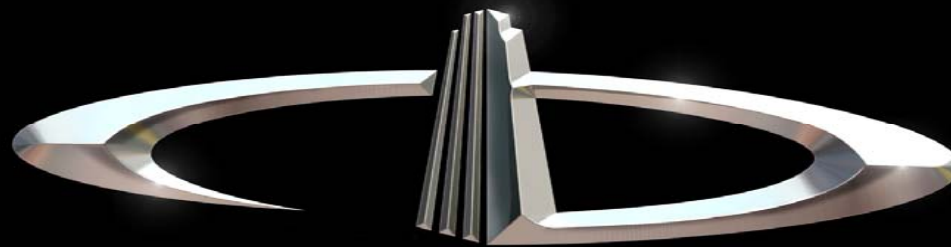


Driving Directions

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

*EASY ACCESS
TO ALL
CITY CONVENIENCIES*





DANIEL COMPANIES

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with unmatched market
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