



**Prairie Perfection, Burleigh County, North Dakota, 143.00 Acres**

**\$2,000,000**

Prairie paradise! Here is a wonderful, potential-packed, recreational delight in the historic state of North Dakota! Almost 144 acres of prairie land with a wide open sky is now for sale just minutes north of the thriving capital city of Bismarck. This property is comprised of 3 lots on the corner of paved and gravel roads, close to highway 83. Enjoy your own private oasis with bountiful pheasants, turkey and deer as they shelter and graze among the mature tree rows on the property. Currently planted in soy beans, this land could be diversified into other crops that thrive in the upper Midwest. Bring livestock, your horses and your snowmobiles to enjoy exploring this Agriculture-zoned gem. The property is located close to the Missouri River and Lake Sakakawea for world-class year-round recreational and sport fishing. It is also located near beautiful, top level 18-hole golf courses. If you are looking for land to get away from it all while having paved access to a bustling, growing city, look no further. Bismarck is a wonderful jewel with thriving business, education, medical and sporting communities as well as a municipal airport. The university, arts and restaurant scenes have brought incredible talent and energy to Bismarck making it a fantastic place to spend some time in between exploring your expansive acreage just north of town!

**Main Info**

- Street Address : 110th ave NE
- Lot Size Acres : 143.00 Acres
- Postal / Zip Code : 58503
- Lot Size Square Feet : 6263928 square feet
- State / Province : North Dakota
- Dwelling : No
- County : Burleigh
- Closest City : Bismarck

## Home Info

## Taxes

Tax Year : 2024

Estimated Taxes per year are \$965.00

## Broker Info



### **Tanya Fyfe**

**(P:) 701-751-0700**

**(M:) 406-210-7485**

**Tanya@CMPMontana.com**

**clearwaterproperties.com**

Tanya is a licensed real estate broker and the exclusive Sports Afield Trophy Properties agent in our newly-acquired North Dakota territories. Originally from western Canada, Tanya became a naturalized U.S. citizen in 2008 and returned to North Dakota in 2023, excited to share her love of the great outdoors with clients looking for recreational and rural properties. Tanya brings a unique and diverse background to her work. A former professional figure skater and national-level coach, she currently serves as an assistant coach for the recently crowned North Dakota State Champion girls' hockey team at Legacy-Bismarck High School. She is also an award-winning author of the popular teen fiction "Missing Lake" series. Tanya earned her Bachelor of Science degree in 2001 and her Doctor of Veterinary Medicine in 2005, and she is a licensed veterinarian in both North Dakota and Montana. Having spent most of her life in the mountains and prairies of western North America, Tanya has a deep appreciation for all the outdoors offers—from hiking and canoeing to horseback riding and campfires. Her passion for golf has also fostered a particular interest in golf course properties across North Dakota and Montana. With her wide-ranging expertise, love of the outdoors, and dedication to her clients, Tanya brings a distinctive and knowledgeable perspective to every real estate transaction.

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