



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!

- 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

## Taxes

Tax Year : 2024

Estimated Taxes per year are \$965.00

## Broker Info

Tanya Fyfe

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**Clearwater Properties**

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Tanya is originally from western Canada and became a naturalized US citizen in 2008. She is a licensed real estate agent excited to work with residential properties including land and ranches in Bismarck and surrounding areas. Tanya is still licensed in Montana and continues to represent buyers and sellers in the western part of the state. Tanya is a former professional figure skater and national-level coach who recently was an Assistant coach for the Legacy/BHS Girls' Varsity Hockey state champions! Tanya is an award winning, published author of a 4-book, successful teen fiction "Missing Lake" series. She attained her Bachelor of Science from Bismarck's University of Mary (2001) and Doctor of Veterinary Medicine from the Western College of Veterinary Medicine in Saskatoon (2005) degrees. Tanya is a licensed veterinarian in ND and MT and is a veterinarian with the Dakota Zoo in Bismarck. Tanya appreciates everything the great outdoors has to offer, including hiking, canoeing, horseback riding and enjoying a good campfire. Her passion for golf has led to an interest in golf course properties around the beautiful state of North Dakota and she calls Painted Woods Golf Course in Washburn, ND her home course.

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