

FOR SALE

RANCH/INVESTMENT PROPERTY



Pifer's
AUCTION & REALTY

www.pifers.com
877.700.4099

Alan Butts: 701.400.8858
Kristen Gill: 701.934.2732

5,119.56 +/- Acres

Bismarck/Mandan, North Dakota

Diversify your portfolio into ag and hunting land with the added benefit of a large, contiguous acreage property that has long term growth and development potential. Some of the acreage is already within prime development areas, with a scenic view along Square Butte Creek and the Missouri River in the distance. This land has only changed hands several times since the founding of the state in 1889, and may not change hands again for a lifetime.

This property offers the best of all worlds; *Convenience, Growth, Income, Diversity, Enjoyment, Agriculture, and Hunting*, all wrapped up in 5,000 plus acres of contiguous Farm and Ranchland, just 10 miles from a robustly growing metropolitan area of over 125,000 people.



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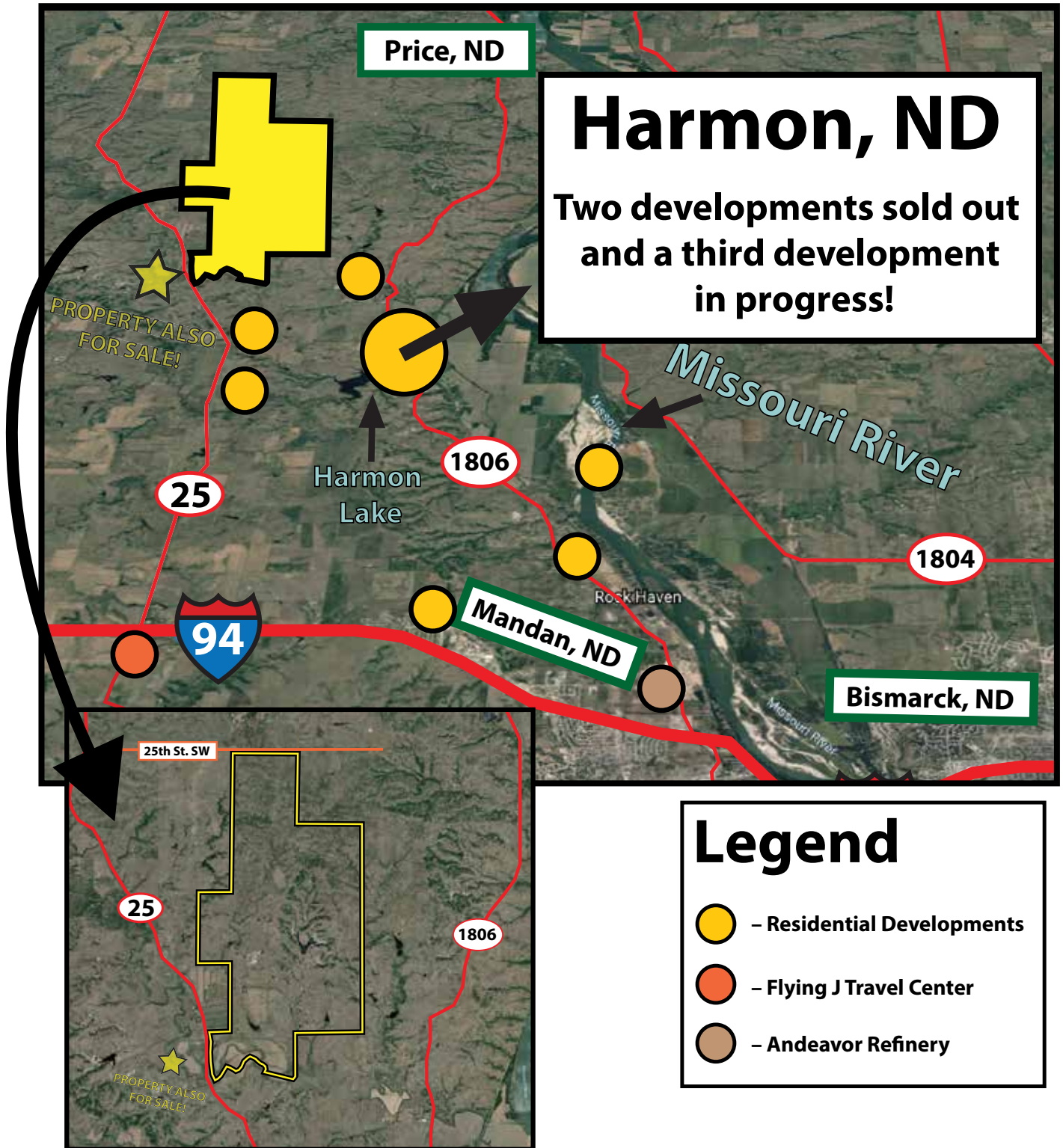
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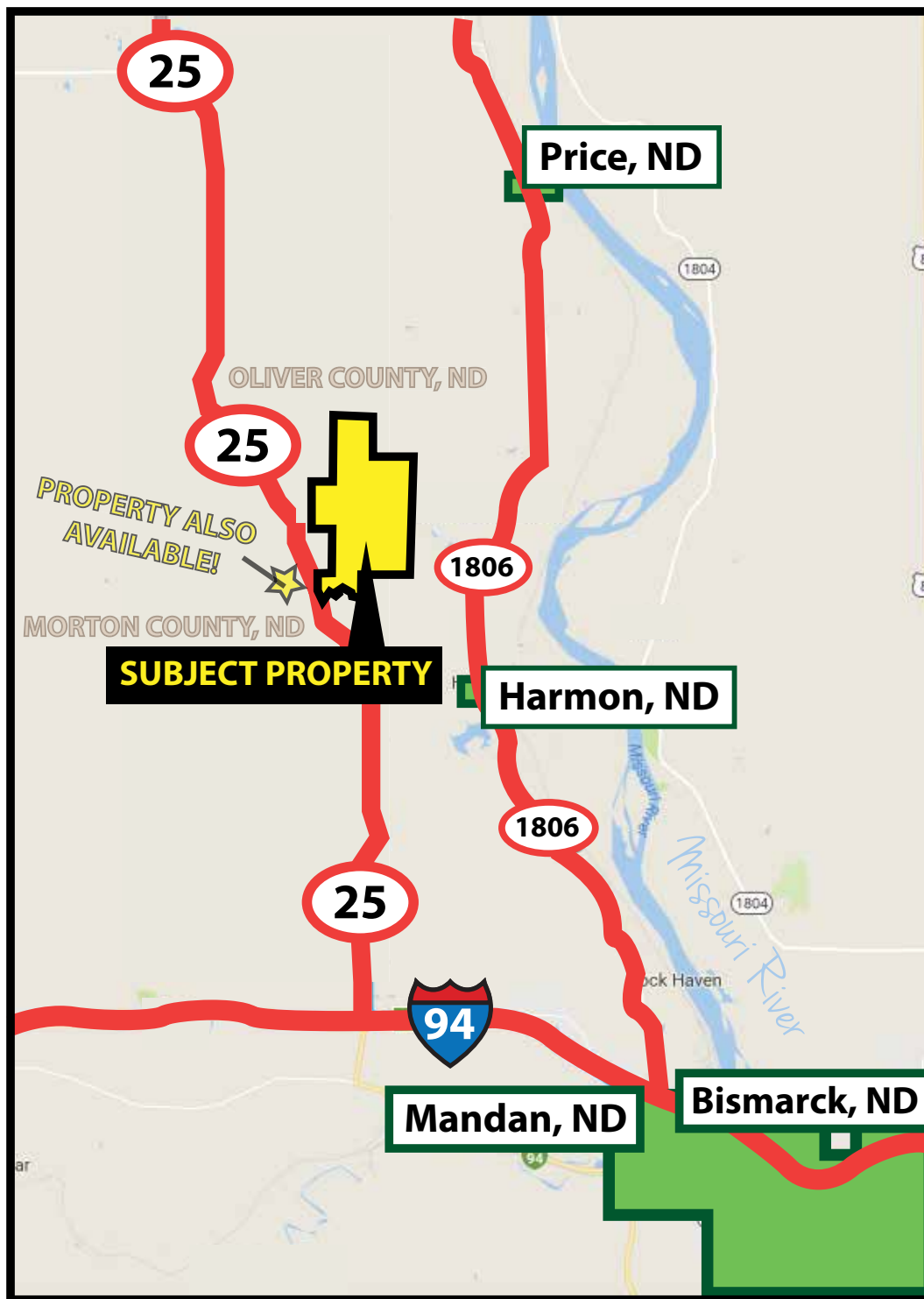
Growth

North Dakota, and the Bismarck/Mandan area are both included in the fastest growing areas in the nation!



Convenience

The property is located between two highways, and just 10 miles north of Interstate 94!



Income

Income potential as a cattle and farming operation or a lease operation that could include pasture and farm rent, hunting/recreational income and more.



Diversity & Enjoyment

Diversify your investment portfolio with the stability of Ag property that also has short and long term development potential!

Enjoy the peace and quiet seclusion of over 5,000 acres of nature, with the convenience of being 15 minutes from the Bismarck/Mandan area.



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Agriculture

Along with numerous rolling hills and quality pastureland, the property offers 434 +/- acres of cropland with soil productivity indexes ranging in the low to upper 70s!



Hunting

Great hunting opportunities are offered on the property, with excellent habitat for pheasants, grouse, mule deer, whitetail deer, geese, ducks and coyotes.



"Wall of Fame" trophy bucks taken on the property!



Canadian Geese taken on the property!



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