

FOR SALE

FEEDYARD/INVESTMENT PROPERTY



Pifer's
AUCTION & REALTY

www.pifers.com
877.700.4099

Alan Butts: 701.400.8858
Kristen Gill: 701.934.2732

205 +/- Acres

Bismarck/Mandan, North Dakota

Diversify your portfolio with the added benefit of a feedlot and potential investment opportunities. Property features a scenic view along Square Butte Creek, and is already within a prime development area along Hwy 25 just minutes from Bismarck/Mandan city limits. 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; *Diversity, Growth, Convenience, and Enjoyment* all wrapped up in 205 plus acres of contiguous Farm and Ranchland, just 10 miles from a robustly growing metropolitan area of over 125,000 people.

Acreage just across Hwy 25 also available as a separate listing. Contact us for details!



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Diversity

Diversify your investment portfolio with a property that offers future development potential. Rural water is on-site, power, and great access along Highway 25!




**PROPERTY ALSO
FOR SALE!**

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Enjoyment

Enjoy the scenic buttes on the south and west sides of the property, Square Butte Creek meandering through the property, and wildlife right out your back door!



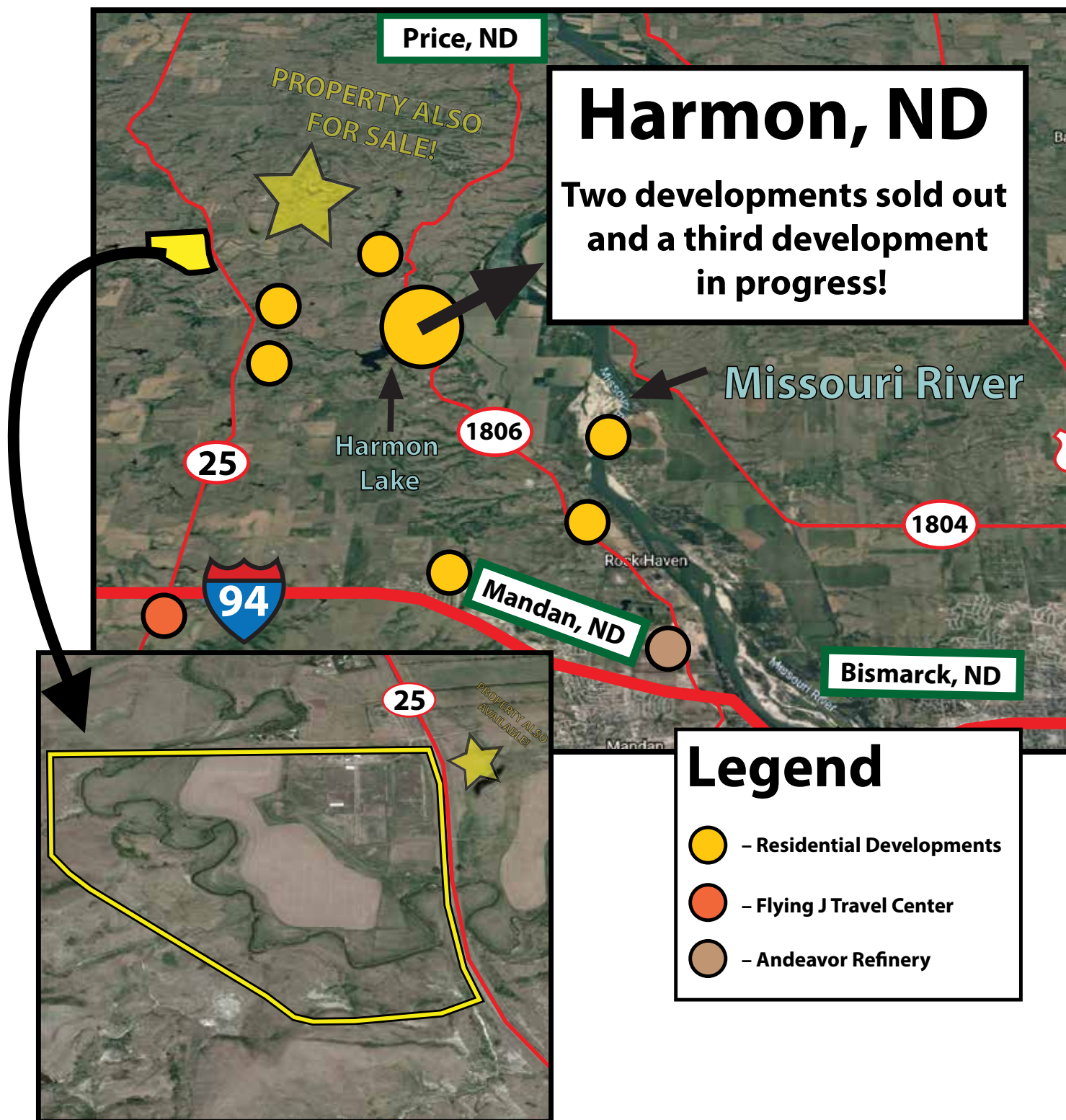
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Growth

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



Convenience

This property is located along Highway 25, just 10 miles north of Interstate 94!

