

+/-19.95 INDUSTRIAL ACRES FOR SALE
16075 36TH STREET NW, DORE, ND 59221



**+/-19.95 INDUSTRIAL
ACRES**



EXECUTIVE SUMMARY

+/-19.95 Industrial Acres For Sale

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OFFERING SUMMARY

Sale Price:	\$345,000
Lot Size:	19.95 Acres
Price / Acre:	\$17,293

PROPERTY OVERVIEW

Introducing a prime investment opportunity at 16075 36th Street NW, Dore, ND! This expansive +/-19.95 Industrial Acres property boasts an exceptional infrastructure including a robust 75 KVA power supply and a high-yield 30 GPM water well, and state-of-the-art amenities such as a modern septic sewer digester. With multiple road entrances and over 5 acres of improved gravel space, this property is tailor-made for industrial use. Don't miss out on the chance to capitalize on this strategically located asset, offering limitless potential for the savvy investor.

PROPERTY HIGHLIGHTS

- +/-19.95 Industrial Acres Industrial Acres
- Robust Electric Supply-75 KVA Power From Lower Yellowstone Electric Coop
- High-yield Water Well 30 GPM (4 Inch Water Lines) With Stubs To Expand, and 3 Dosing Well House Filter and Bypass
- State of the Art Septic Sewer Digester (Orenco Advantex System)
- Sewer Designed For Less Than 5000 Gallons/day Usage, 10,000 Gallon Solids Tanks 8,000 Gallon Dosing Tank , Mounds (4 Inch and 6 Inch Sewer Lines)
- (3) Road Entrances on 36th Street Road
- 5 + Acres Graveled & Improved

Proven Realty Brokered By Exp Realty | 701.369.3949 | 3210 27th St West, Williston, ND 58801

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ND #9328 MT #65900



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ADDITIONAL PHOTOS



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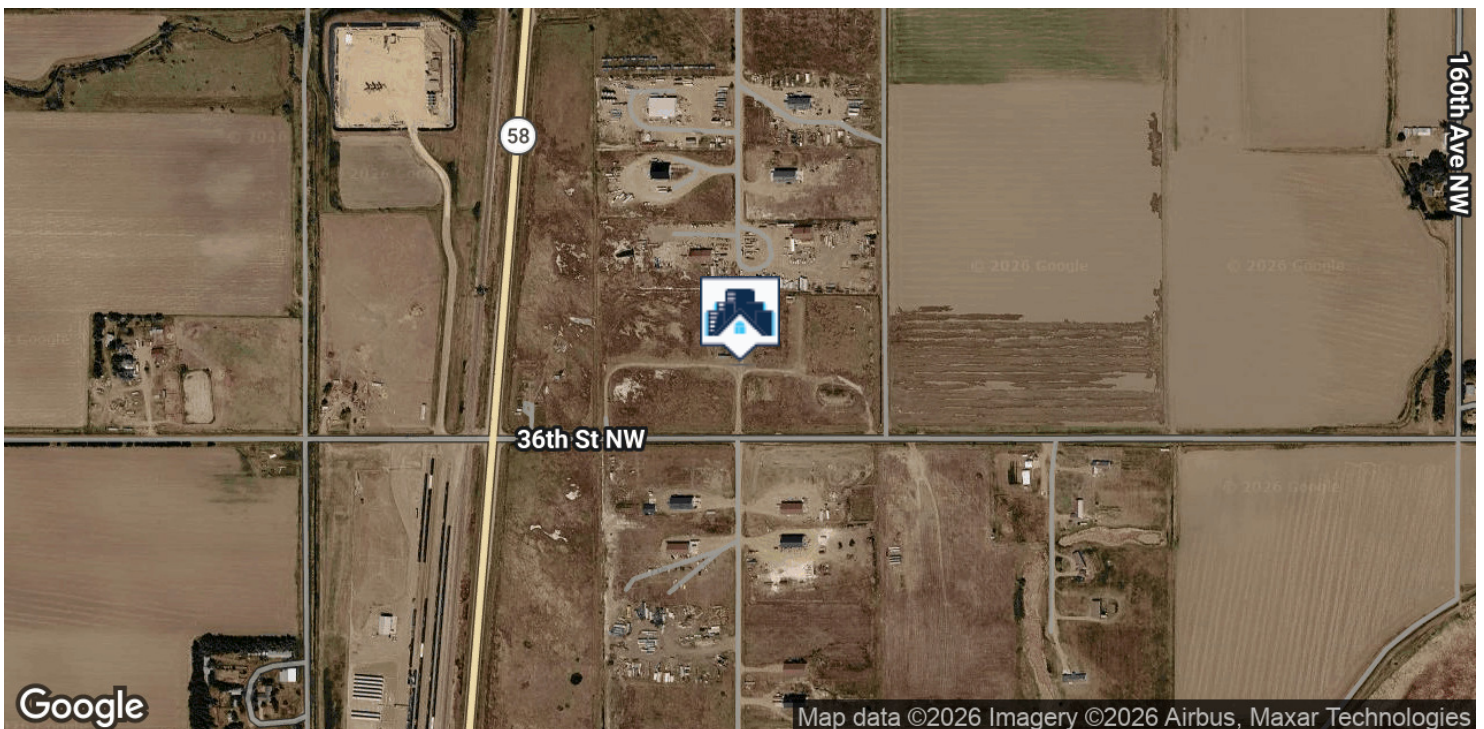
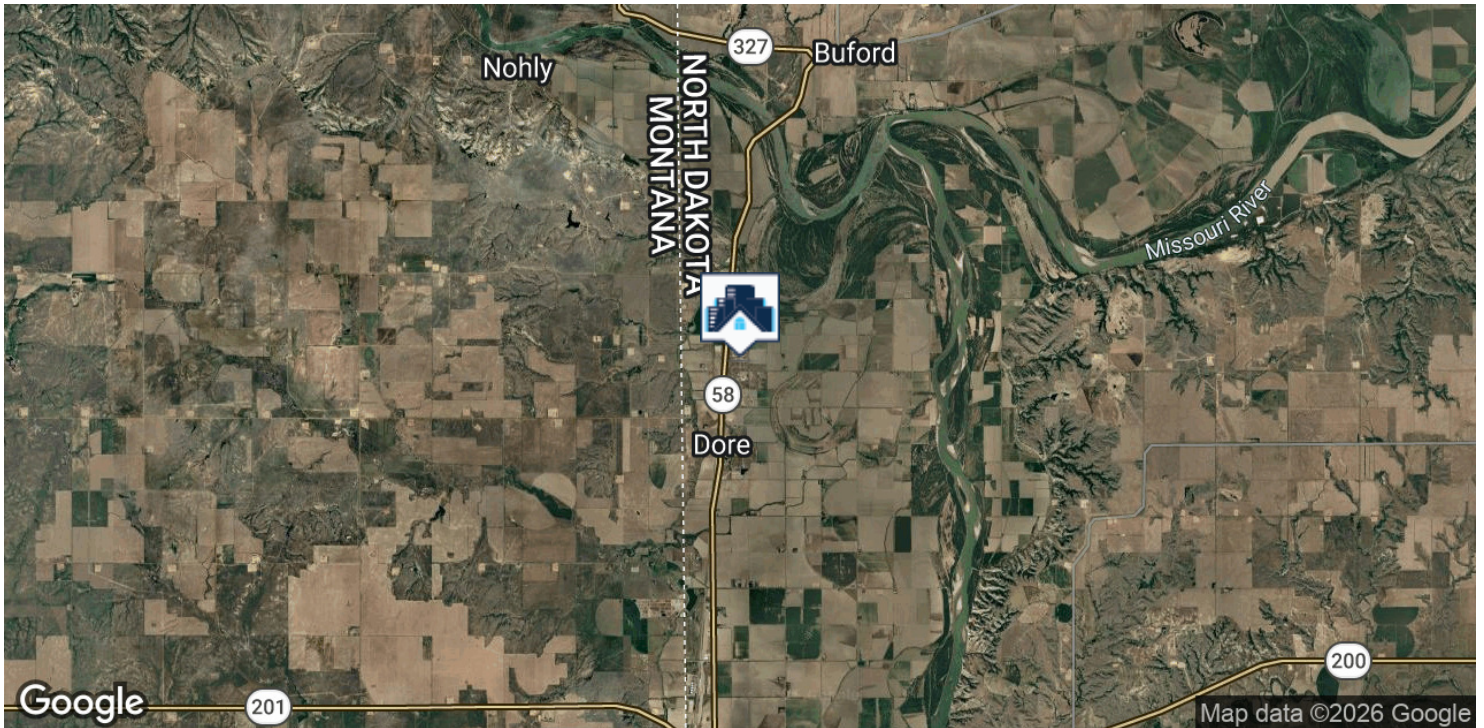
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LOCATION MAPS



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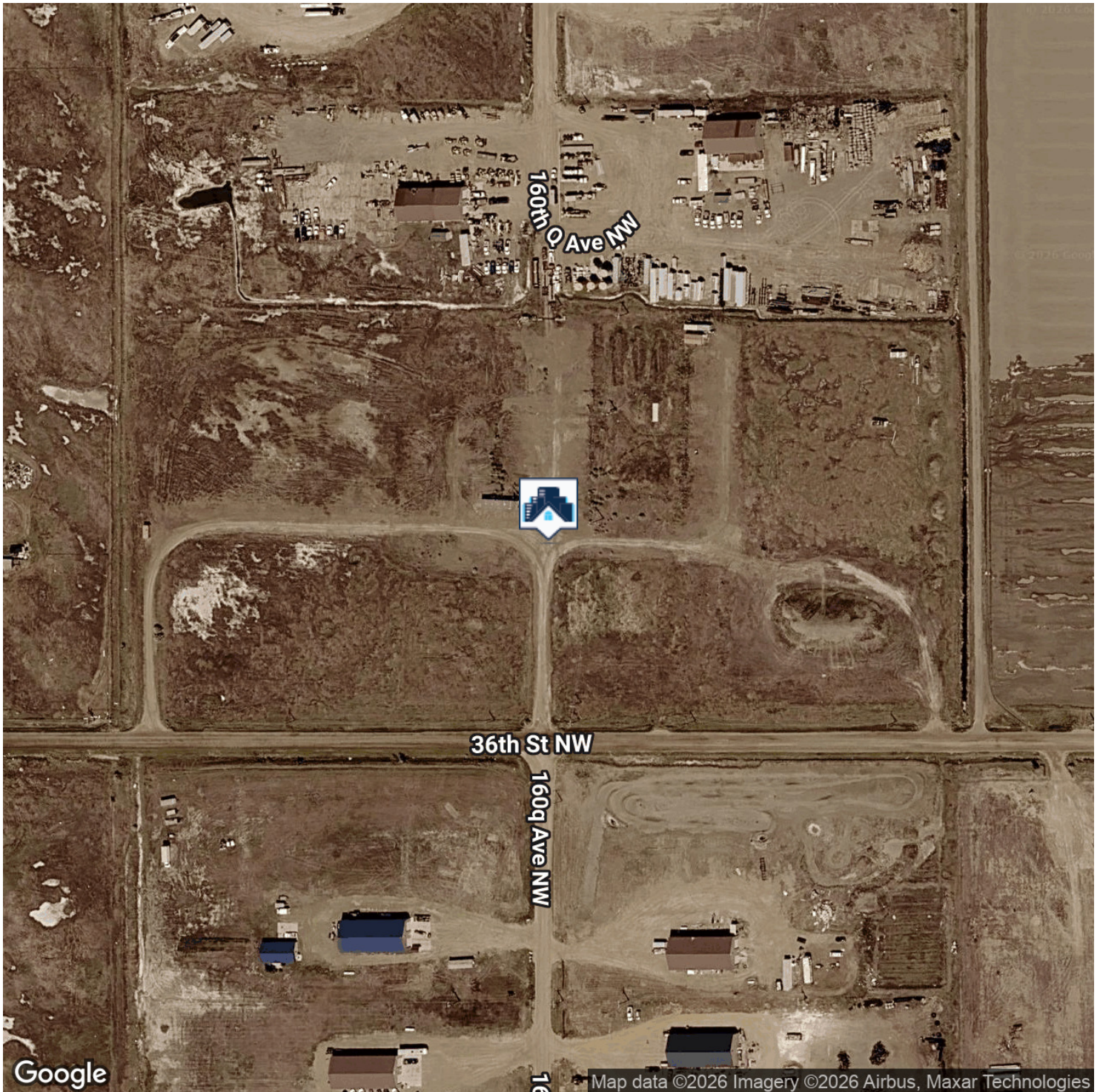
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AERIAL MAPS

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RETAILER MAP

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BROKER BIO

+/-19.95 Industrial Acres For Sale

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ERIK PETERSON

Owner/Broker

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Direct: 701.369.3949

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PROFESSIONAL BACKGROUND

Erik Peterson is the founder of Proven Realty and brings extensive experience to the market. Erik was born and raised in Missoula, MT and grew up in a real estate family, where both of his parents had licenses. Over the past eight years, Erik has assisted property owners and tenants with all their real estate needs in North Dakota. In addition, Erik has helped Bakken companies create long term business relationships, develop real estate properties, sell & lease properties of all types, and find short and long term housing for families. He has previously held ownership interests in businesses in the Bakken which specialized in gravel transportation, potable water & septic hauling, porta potties and real estate development.

Erik has been involved in over \$300 million worth of transactions in the Bakken. He founded Proven Realty in 2017. Previously, Erik was a Salesperson at Energy Real Estate Solutions where he played a role in closing over \$10 million of real estate transactions and helped start their workforce housing division. Erik began his real estate career at Keller Williams, where he was their first licensed agent in Missoula, MT. Currently, KW has over 100 licensed agents in this market center.

Previously, Erik was President of Peterson Financial and spent 13 years helping investors reach their personal and financial goals. He held several investment licenses, each with a different specialty. He managed over 400 accounts in 7 states. In addition to his investment management expertise, he has consulted for several corporations to assist them to market, plan, and finance their businesses. This vast financial experience has given Erik a broad and diverse understanding of both corporate finance and business efficiency.

Erik has four children, ages 28, 26, 22, & 20. When he is not working tirelessly to assist clients with all of their property needs, he likes to hunt, fish, travel, and compete in Spartan Races.

EDUCATION

North Dakota Real Estate Broker Class-License #9328

Montana Real Estate Broker Supervising Endorsement-License #RRE-BRO-LIC-65900

BA Business Administration (Magna Cum Laude)- Eastern Oregon University-3.89 GPA

Masters Degree Business Administration (Magna Cum Laude)- University of Montana- 3.9 GPA

Certifications: CREIPS-(Certified Real Estate Investment Planning Specialist)

NCREA (National Commercial Real Estate Advisor)

PROVEN REALTY BROKERED BY EXP REALTY

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