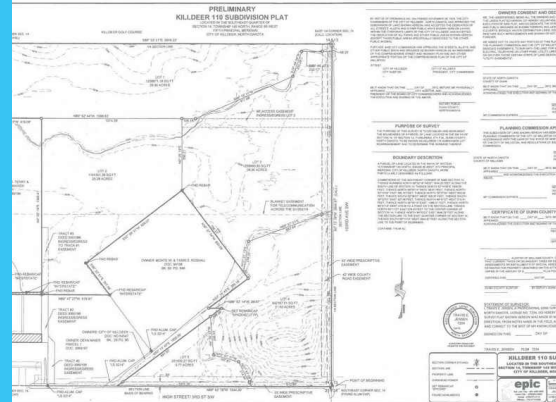


PRIME DEVELOPMENT LAND FOR SALE
HIGH STREET 103RD AVE, KILLDEER, ND 58601



GREAT DEVELOPMENT
OPPORTUNITY IN
KILLDEER!



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	All Lots Priced Separately
Lot Size:	80 Acres
Zoning:	Residential

PROPERTY OVERVIEW

5 Separate Lots Ready to be Developed, Buy One Or All. Lots 2 and 4 Have Utilities, Lot 5 Has Them Nearby. All Lots Recently Reduced in Price.

PROPERTY HIGHLIGHTS

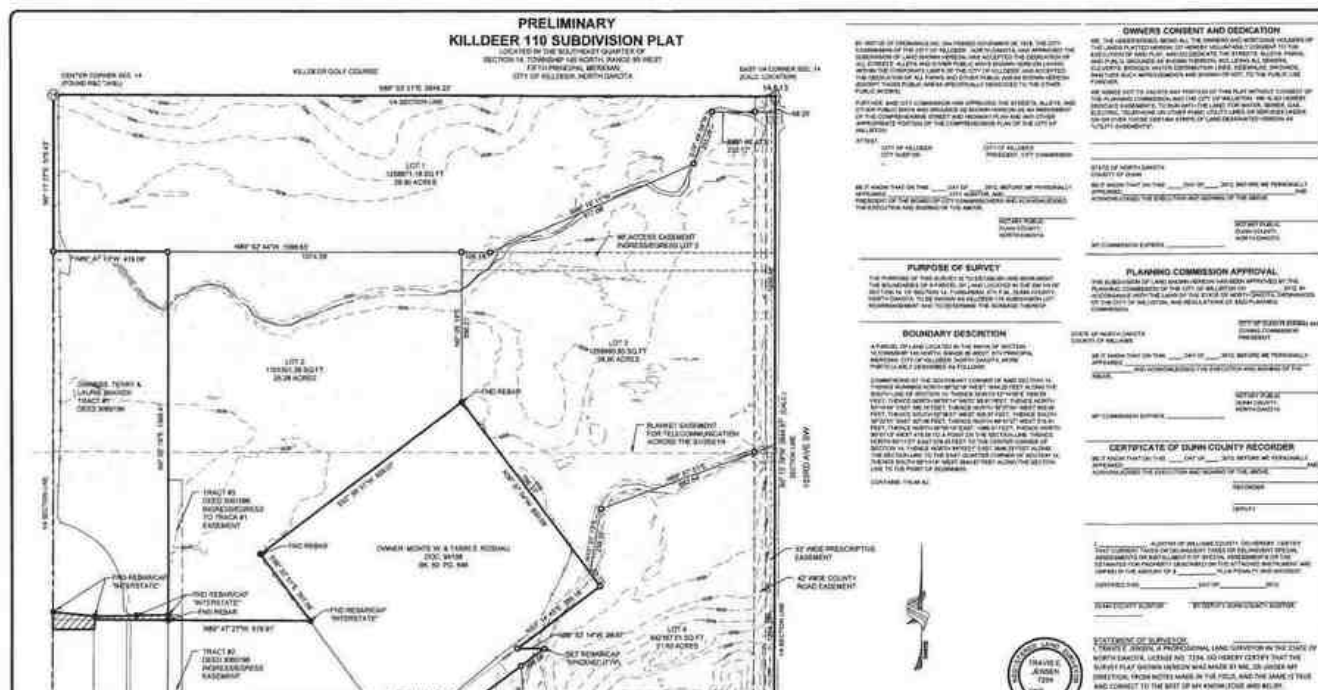
- LOT 1, 29 Acres of Raw Land
- LOT 2, 14.3 Acres with Water, Sewer and Power. Residential Lots Already Platted and Ready For Your Newly Built Home
- LOT 3, 19 Acres of Raw Land
- LOT 4, 14.6 Acres with Water, Sewer and Power. Residential Lots Already Platted and Ready For Your Newly Built Home
- LOT 5, 3.5 Acres, Commercially Zoned with Utilities Available.

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LAND LOTS



OF LOTS 5 | TOTAL LOT SIZE 3.5 - 29.0 ACRES | TOTAL LOT PRICE \$25,000 - \$427,500 | BEST USE RESIDENTIAL

STATUS	ADDRESS	SUB-TYPE	SIZE	ZONING
Available	Lot 1	Residential	29 Acres	Residential
Available	Lot 2	Residential	14.3 Acres	Residential
Available	Lot 3	Residential	19 Acres	Residential
Available	Lot 4	Residential	14.6 Acres	Residential
Available	Lot 5	Retail	3.5 Acres	Commercial

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ADDITIONAL
PHOTOS

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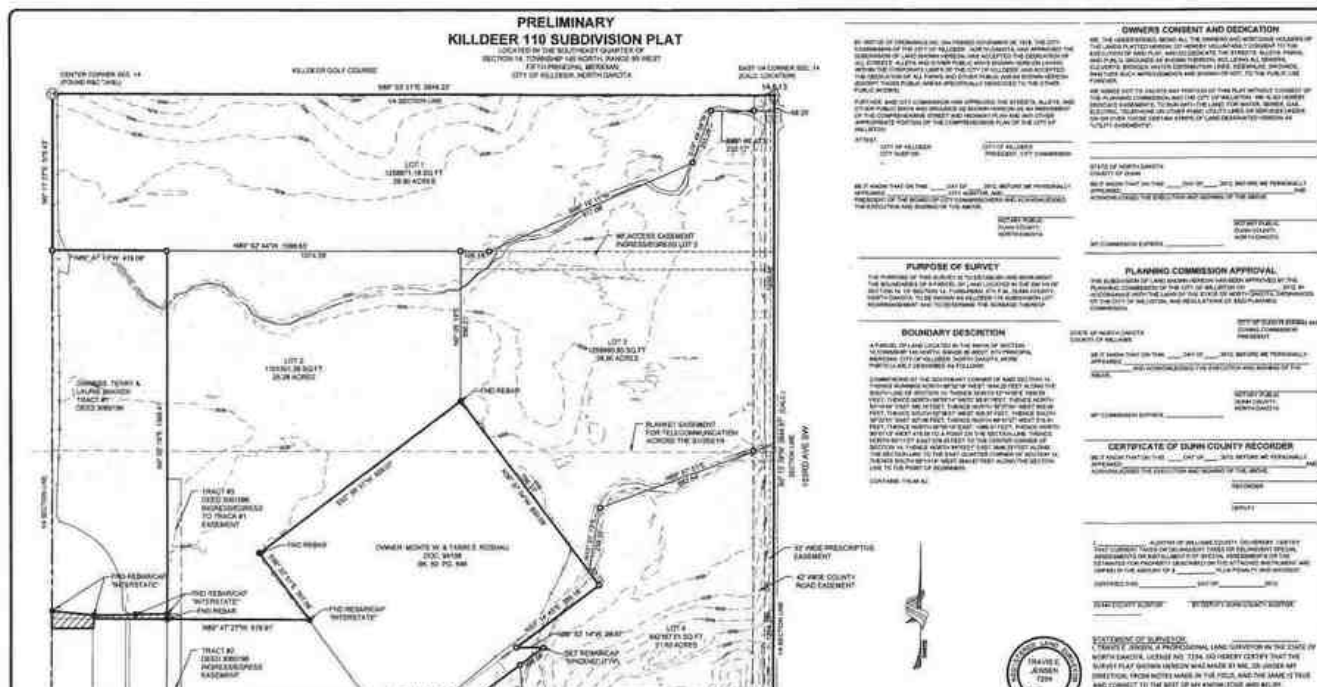
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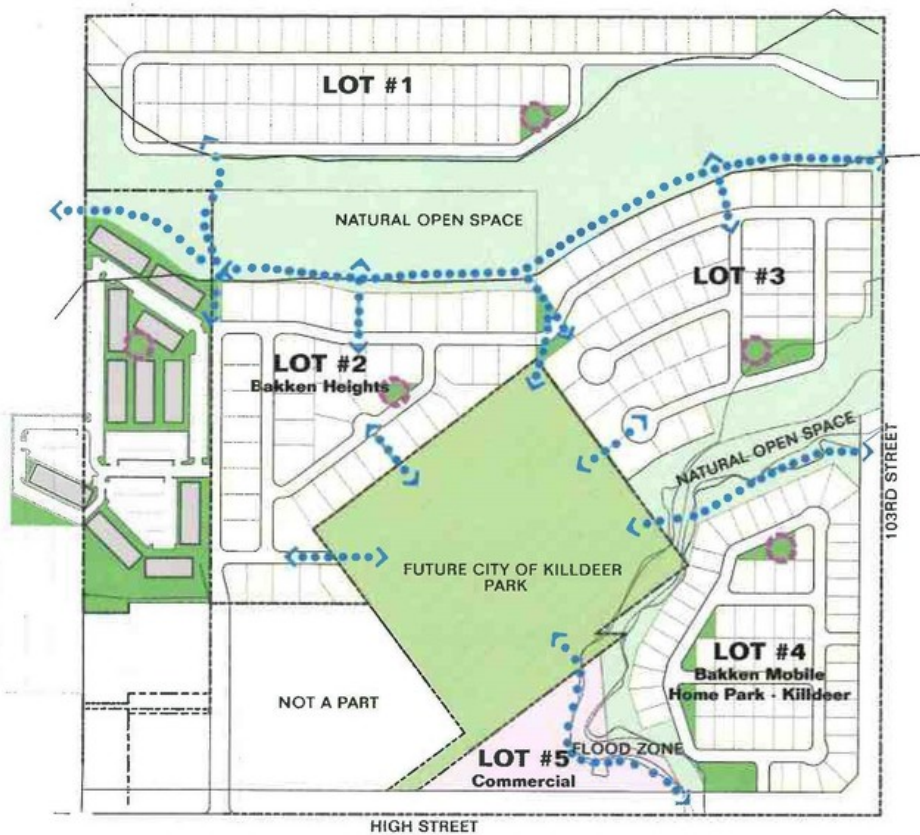
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ADDITIONAL PHOTOS



Killdeer 110

Conceptual Land Use Plan

AMENITY SCHEDULE

SYMBOL	NOTES
	AMENITY AREA
	Tot Lot
	Turf Play Area
	Naturally Shaded Picnic Tables and Benches
	COMMUNITY TRAIL
	Natural Surface Trail (6')



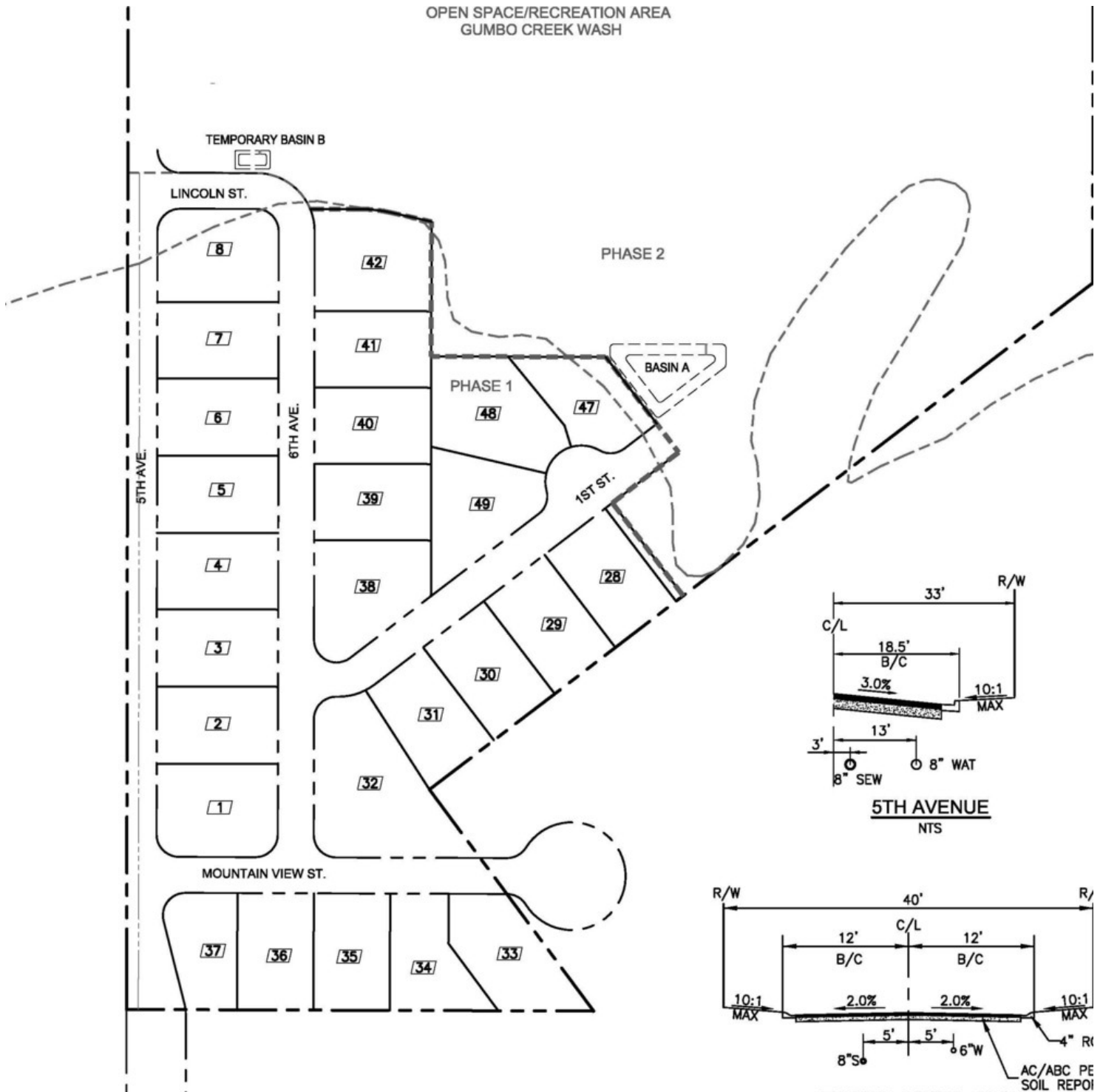
13 August 2013
NWGIS/graphics/Esri/Killdeer GIS/Proven
CVL
CONSULTANTS

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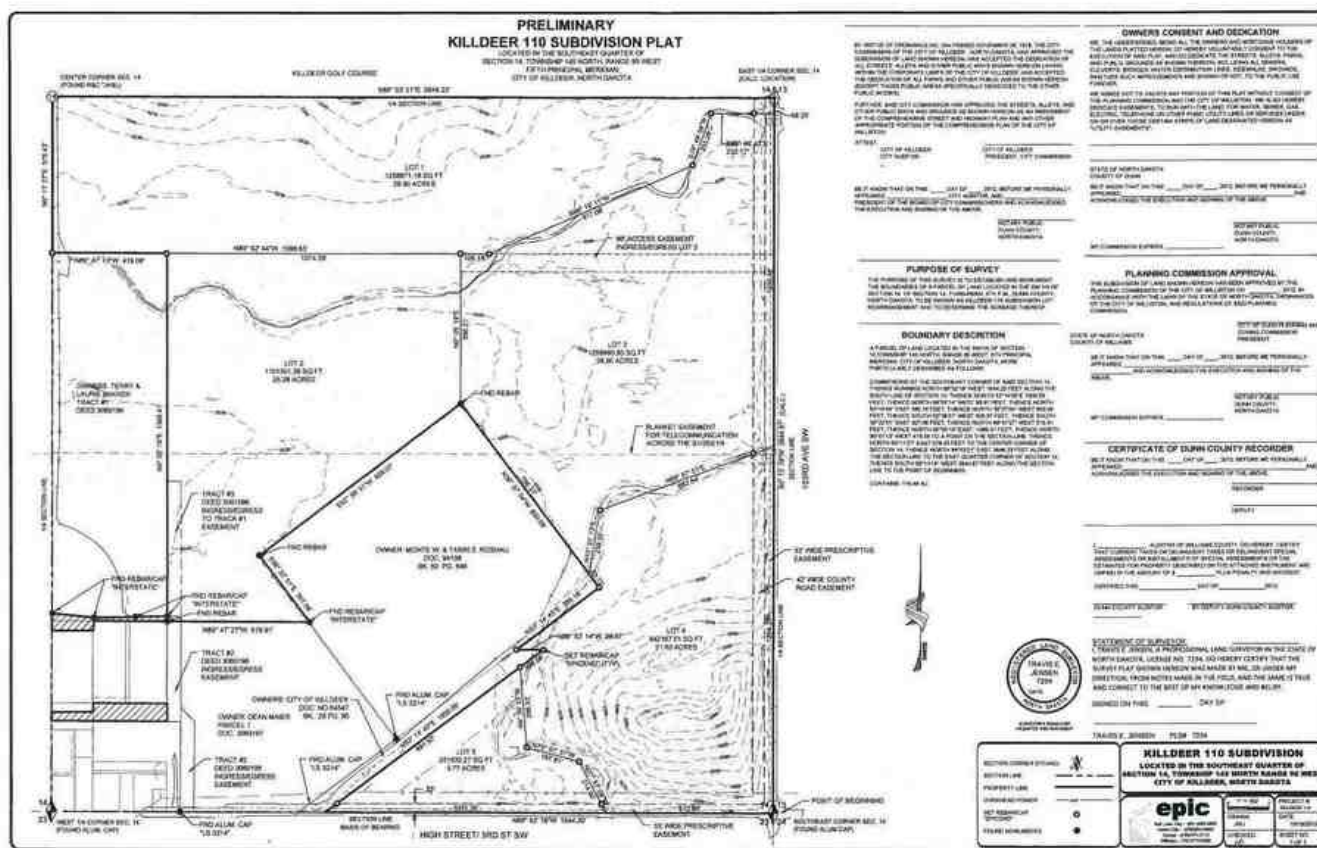


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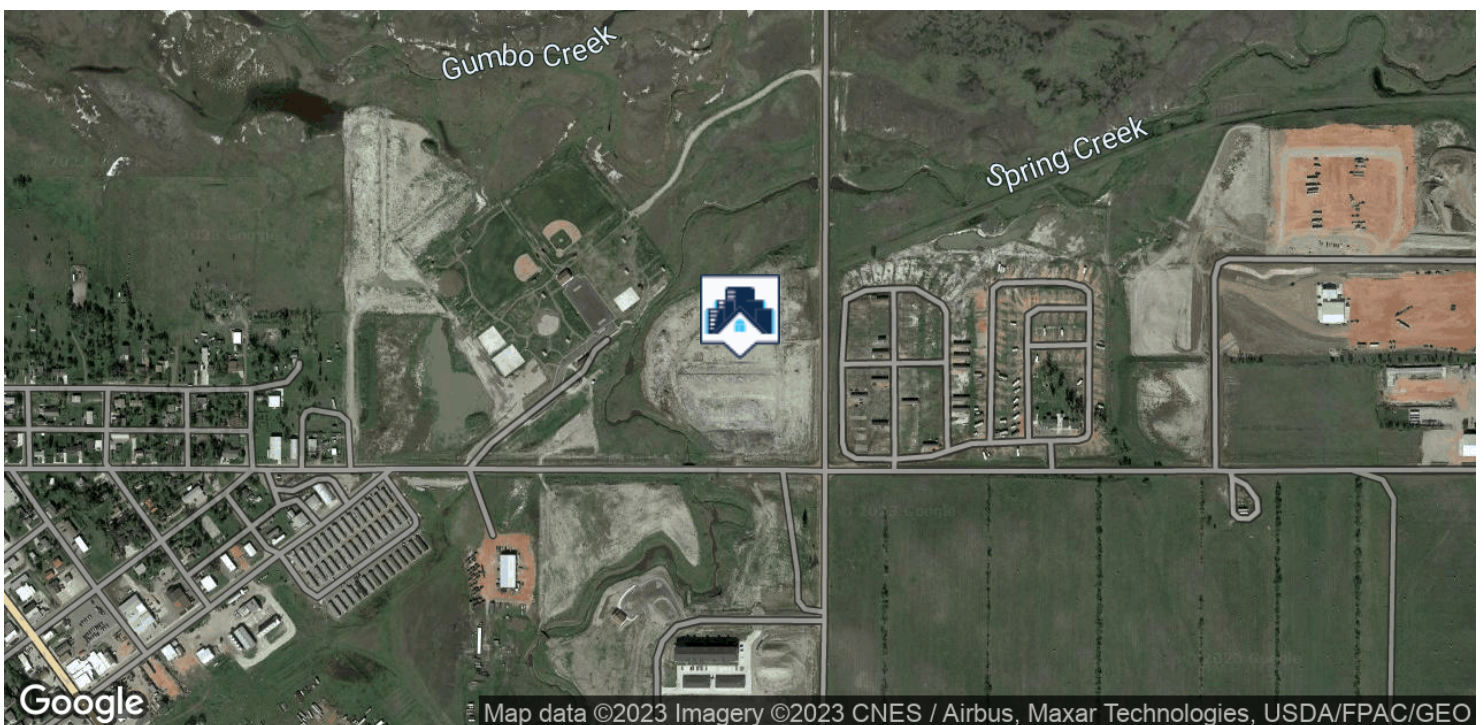
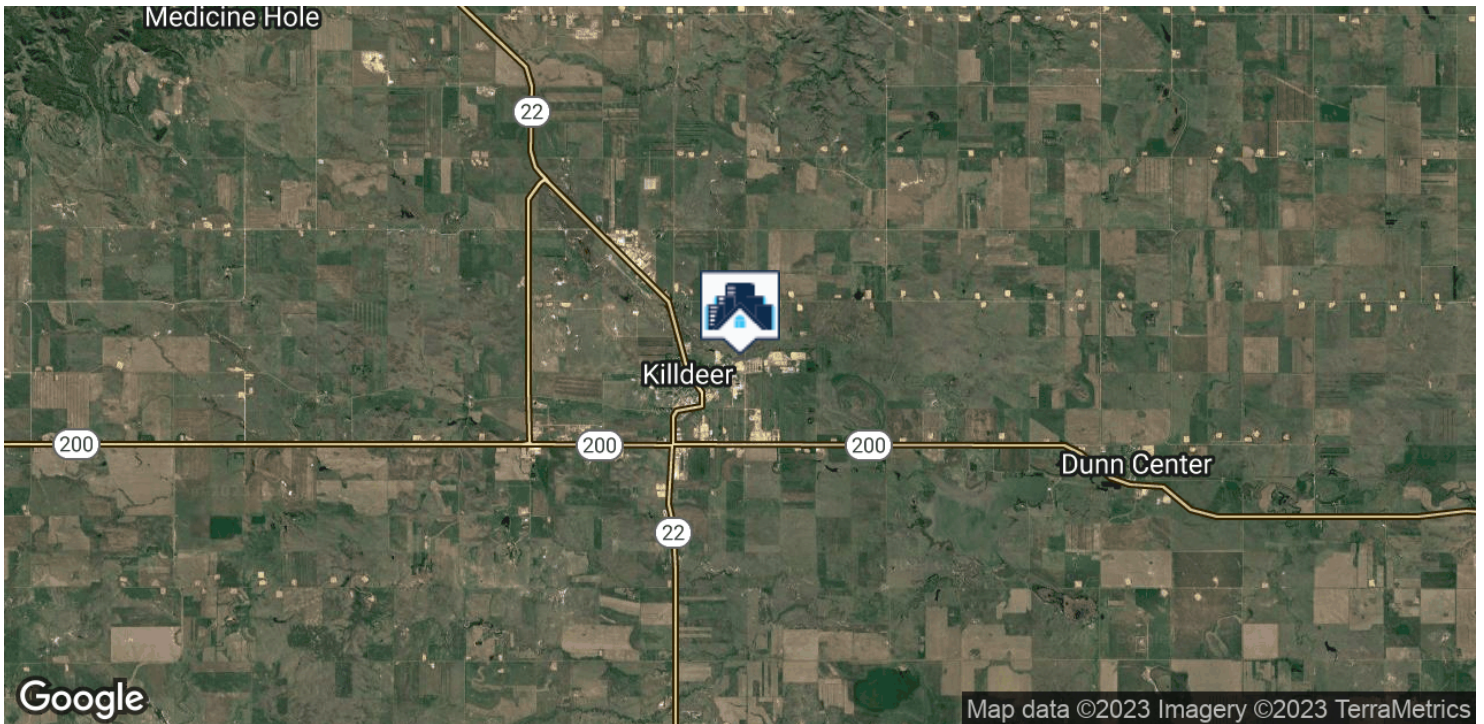


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LOCATION MAPS

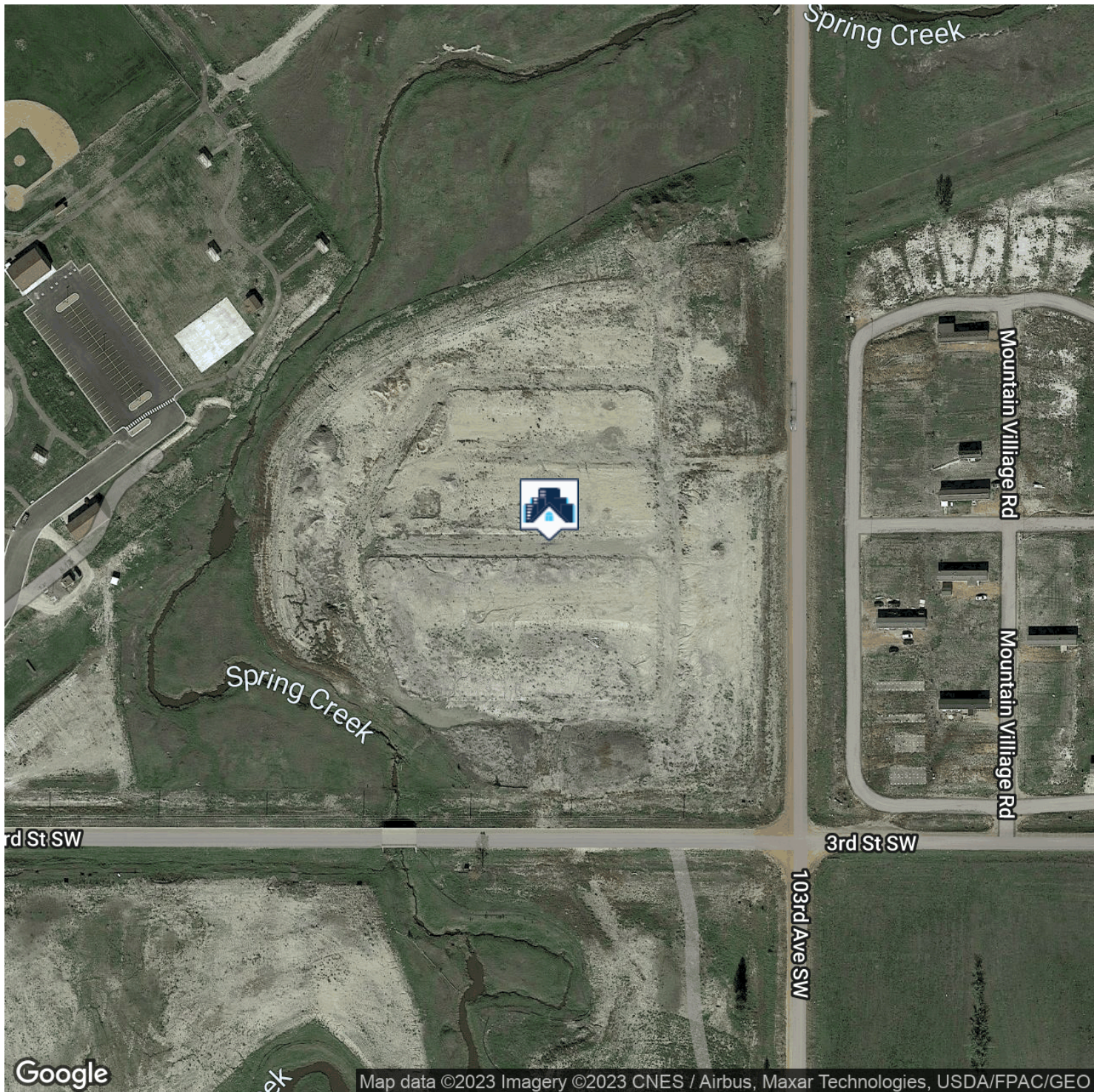


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AERIAL MAPS



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RETAILER MAP



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ADVISOR
BIO**ERIK PETERSON**

Owner/Broker

Erik@ProvenRealtyND.com

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-2009 CPA

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