



PRESENTED BY
Mathew Reichert
Broker/Owner
701.223.2450

email: mathew@aspengrouprealestate.com
web: aspengrouprealestate.com

FOR Sale Terra Vallee Land



Old Red Trail & Sunset Drive Mandan, North Dakota

Vacant Land– adjacent to new Mandan school

3 Parcels: (1) 20.9 Acres @ \$2.50 PSF
(2) 23.6 Acres @ \$2.50 PSF
(3) 14.1 Acres @ \$3.00 PSF

Location: I-94 & Exit 152

Zoned: Agriculture/Commercial

Features: Water and Sewer to 28th Street



REAL ESTATE SERVICES
Bismarck, North Dakota

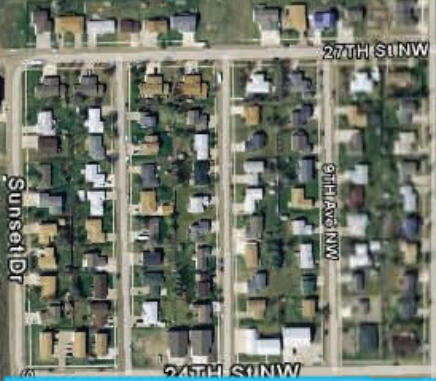


#1



#2

New School



Sunset Dr

27TH ST NW

9TH AVE NW

26TH ST NW

Old Redtail

Sunset Dr

#3

Sold

8TH AVE NW

Township Rd 10

26TH ST NW

22ND ST NW

5TH AVE NW



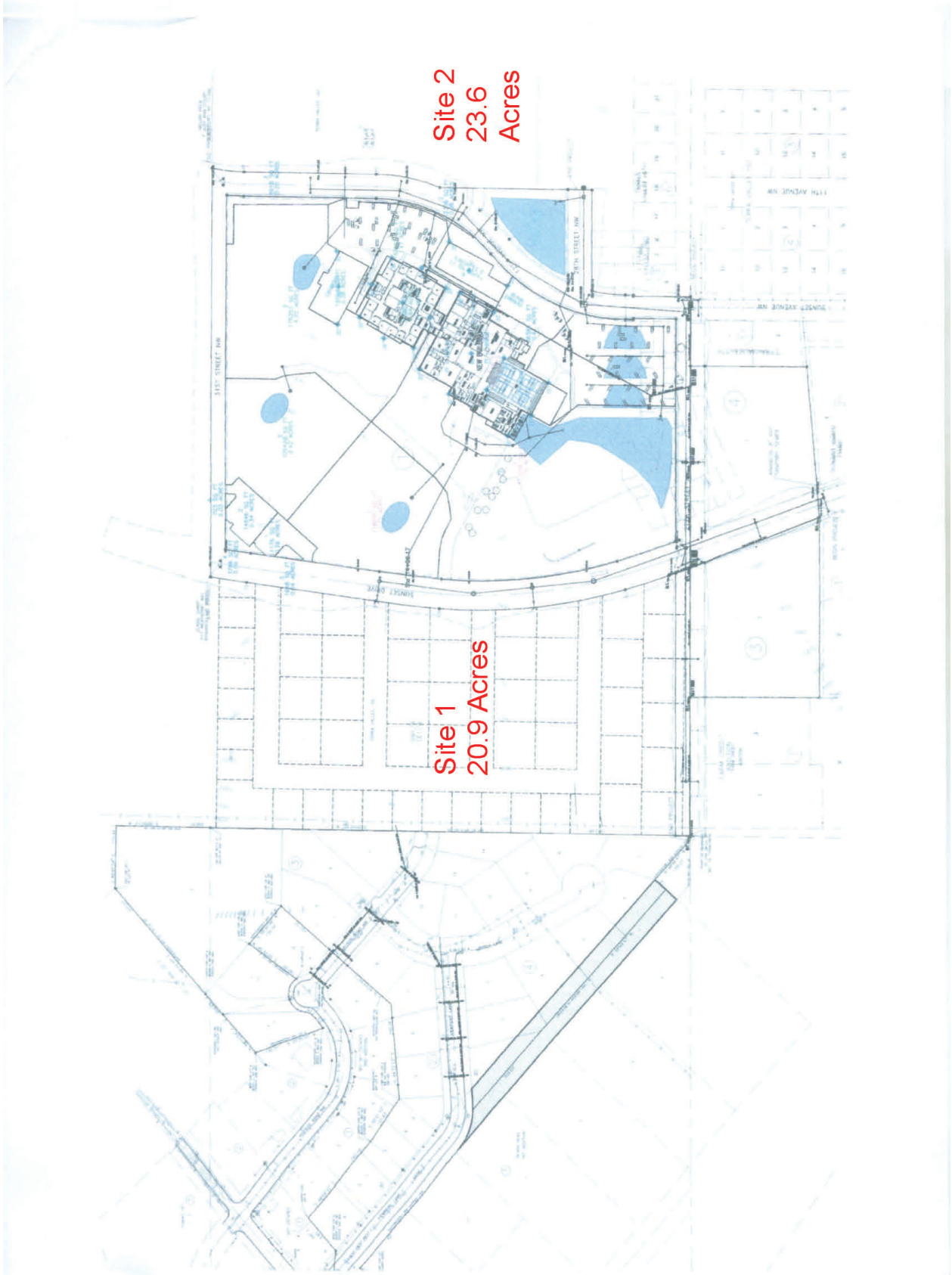
Pointer 46°50'55.56" N 100°54'21.40" W

© 2006 Navteq

Streaming | 100%

Eye all 3980 ft

Google



Site 1
20.9 Acres

Site 2
23.6
Acres

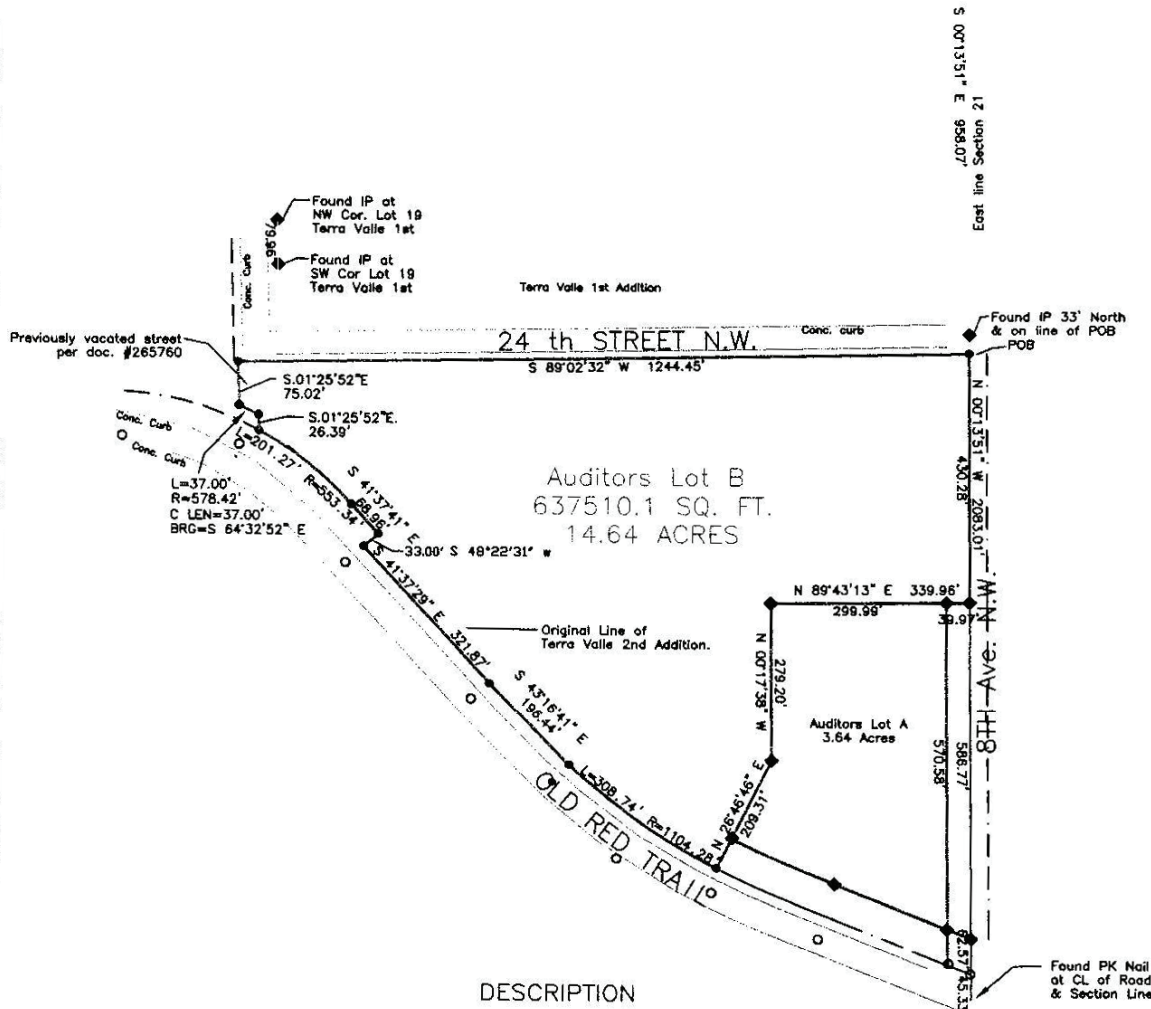
PLAT OF

Auditors Lot B in Terra Valle 2nd in NE1/4 SECTION 21, TOWNSHIP 139N RANGE 81W
PRESENT OWNER Terra Valle LLP

S16 S15
S21 S22



meridian land surveys
211 west sweet avenue
po box 2399
bismarck, north dakota 58502-2399
701-258-2424 office
701-258-9750 fax



DESCRIPTION

LOT NUMBER B OF Terra Valle 2nd NE1/4 SECTION 21 TOWNSHIP 139N RANGE 81W

Described as follows:

Of Lot 1 of Terra Valle 2nd Addition of the NE1/4 Section 21 Township 139 North Range 81 West of the Fifth Principal Meridian, more particularly described as follows:
Commencing at the Northeast Corner of said Section 21; thence S.00°13'51"E., 958.07', to the Point of Beginning which is the Southeast corner of Terra Valle 1st Addition; thence S.89°02'32"W., 1244.45', to the west-line of the previously vacated Sunset Drive; thence S.01°25'52"E., 75.02', to the North Right-of-Way line of the Old Red Trail; thence along the said Right-of-Way line on a curve to the Southeasterly, with an arc distance of 37.00', and a radius of 578.42'; thence S.01°25'52"E., 26.39', to the said Right-of-Way line; thence continuing along said Right-of-Way line on a curve to the Southeasterly with an arc distance of 201.27' and a radius of 553.34'; thence continuing along said Right-of-Way line, S.41°37'41"E., 68.95'; thence S.48°22'31"W., 33.00'; thence continuing on the said Right-of-Way line, S.41°37'29"E., 321.87'; thence continuing along the said Right-of-Way line, S.43°16'41"E., 196.44', to a Point of Curve to the left with an arc distance of 308.74' and a radius of 1104.28'; thence N.26°46'46"E., 209.31', along the West line of Auditors Lot A; thence continuing along the said West line, N.00°17'38"W., 279.20'; thence N.89°43'13"E., 339.96', to the East line of said Section 21; thence continuing along the said East line, N.00°13'51"W., 430.28', to the Point of Beginning and containing 14.64 acres more or less.

SURVEYORS METHODOLOGY

1. Basis of Bearing - Used GPS observations. All measurements and areas are more or less.
2. Survey completed at the request of Dennis Meyer representing Terra Valle LLP for a land purchase.
3. For easements check abstract.
4. \blacklozenge = Found Aluminum cap No. 1353.
5. \bullet = Set $\frac{3}{4}$ " X 18" w/plastic cap at corner
6. \circ = Calculated point nothing set or found.

SURVEYOR'S CERTIFICATE

I, MICHAEL ZIMNY, HEREBY CERTIFY THAT THIS PLAT IS A REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECTION AND THAT SAID SURVEY HAS BEEN MADE IN CONFORMITY WITH THE MANUAL OF INSTRUCTIONS FOR THE SURVEY OF PUBLIC LANDS OF THE UNITED STATES.

DATE: 6/24/2014

SIGNED: [Signature]

REGISTERED

