



# FOR SALE

## PRIME ACREAGE ALONG HIGHWAY 83

### HWY 83 & HWY 200A | WASHBURN, ND



#### LOT SIZE:

7.62 ACRES

#### PRICE:

**\$400,000.00**

#### HIGHLIGHTS:

- Fantastic location at the intersection of US Hwy 83 & ND Hwy 200A, directly North of the Lewis & Clark Interpretive Center, Washburn Discovery Trail and a public boat landing!
- Washburn is located in Central ND approx. 40 miles north of Bismarck & 70 miles south of Minot
- Excellent Visibility with Average Daily Traffic Counts at 6K+ along Hwy 83 near the property
- Both parcels must be purchased as 1 transaction.

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely only on those results.

#### MICHAEL ILSE

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## | PROPERTY DETAILS

### ADDRESS TBD

*Parcel ID:* 0541 420 000 2000  
*Legal:* Part Lot B Lying Outside City Limits  
Nokota Subdivision  
*Lot Size:* 5.98 Acres  
*Zoning:* AG  
*2021 Taxes:* \$193.65  
*Specials:* None at this time.

### ADDRESS TBD

*Parcel ID:* 81-1402-00001-000  
*Legal:* Part Lot B Lying In City Limits  
Nokota Subdivision  
*Lot Size:* 1.64 Acres  
*Zoning:* AG  
*2021 Taxes:* \$353.96  
*Specials:* \$764.01 (2021 Installment)

- | Washburn, ND, founded in 1882, is the County Seat of McLean County.
- | Located along Hwy 83, Washburn serves as one of the main hubs between Bismarck and Minot due to it's many thriving businesses, healthcare services and outdoor leisure activities.
- | Today, Washburn has a population of about 1300 residents enjoying the many employment and recreational opportunities the area has to offer.
- | Washburn lies in the coal and wind energy corridor of ND, which offers excellent career opportunities and a steady economic base for the area.
- | Located along the banks of the Missouri River, Washburn boasts picturesque landscapes, full of beauty and rich history dating back to 1804 and the days of the Lewis & Clark Expedition.
- | Recreational activities abound for adventure seekers, such as hiking, camping, fishing, hunting, golfing, etc.

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## MICHAEL ILSE

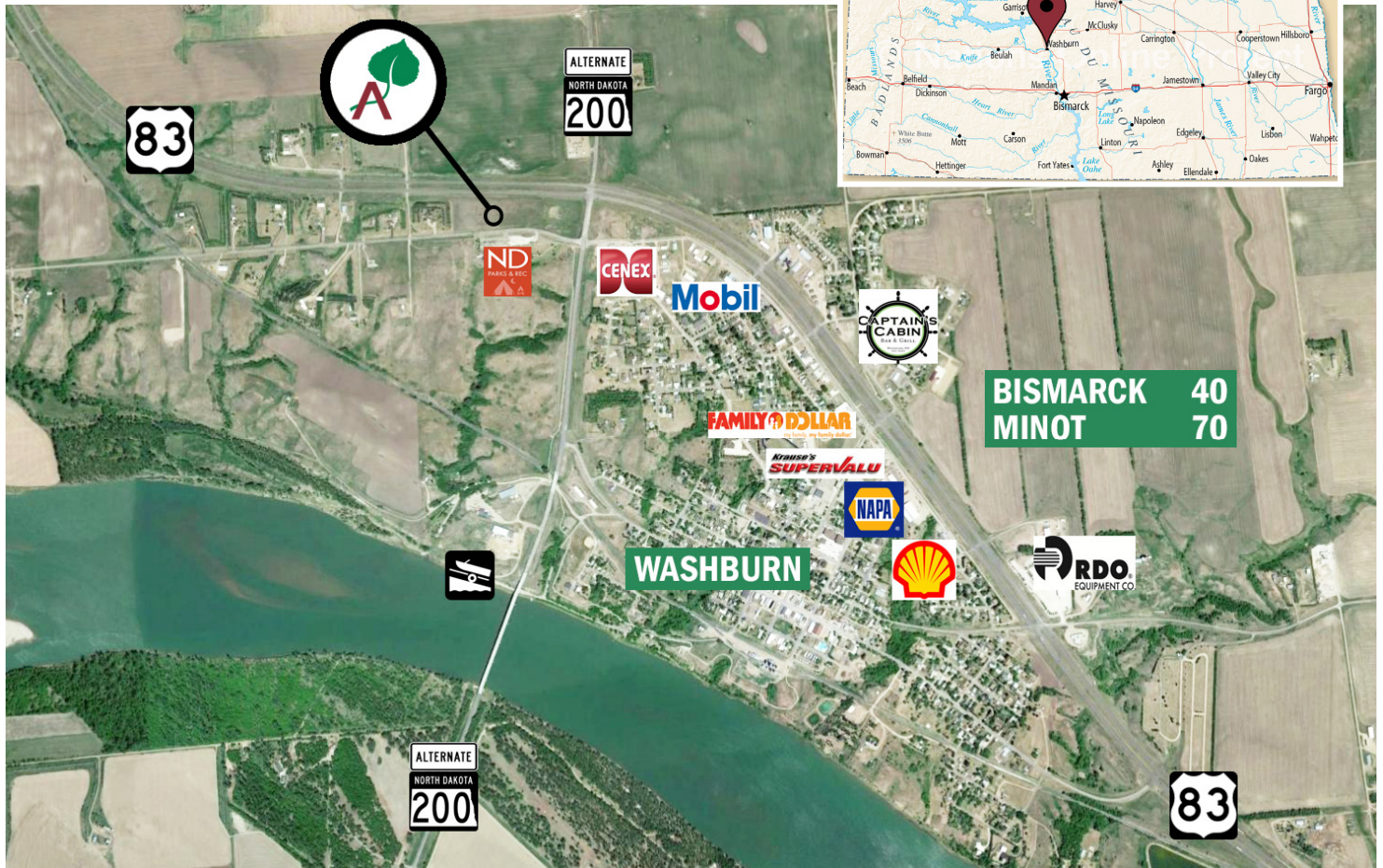
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### LOCATION MAP



### DEMOGRAPHICS

 2020 POPULATION	 2020 HOUSEHOLDS	 2020 MEDIAN AGE	 2020 AVG HH INCOME
10 MILE 2,095	10 MILE 916	10 MILE 50.2	10 MILE \$88,309
20 MILE 6,979	20 MILE 3,096	20 MILE 51.0	20 MILE \$86,064
40 MILE 137,729	40 MILE 58,912	40 MILE 40.7	40 MILE \$86,958

Source: ESRI. Based on 2573–2599 8th St SW, Washburn, ND.

