

LAND FOR SALE

155 ACRES - BURLEIGH COUNTY, NORTH DAKOTA

155 +/- PASTURE ACRES
\$449,000

Pifer's
AUCTION & REALTY

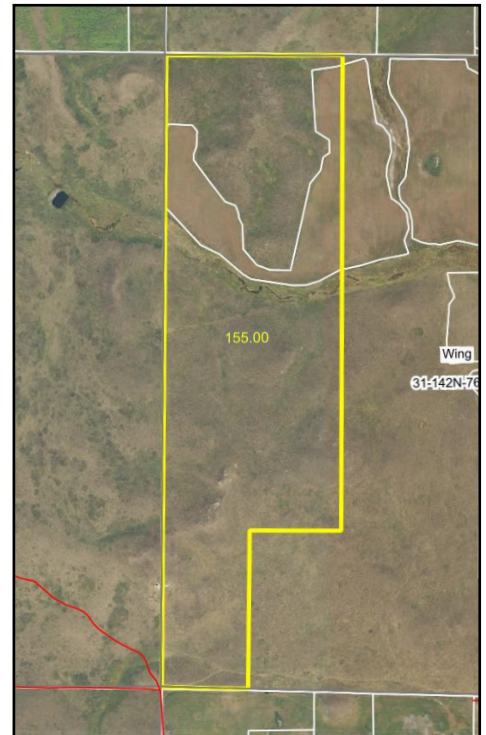
This exceptional 155 +/- acre pastureland offering in Burleigh County presents a rare opportunity to expand or establish a high-quality cattle operation. The property adjoins State Land with a jointly maintained shared fence, providing added value, privacy, and long-term stability at the boundary.

Natural drainage flows through the property which is fed by a tributary of the Apple Creek Reservoir, enhancing water movement and supporting healthy, productive grass throughout the grazing season. The land will be surveyed to include approximately 90+/- acres in the NW ¼ and 65+/- acres in the SW ¼ 31-142-76, Wing Township, offering a well-balanced and functional layout.

Access is a standout feature: the southwest corner provides excellent, flat, level road access and is currently used as the primary entrance to the property, making it ideal for equipment, trailers, and daily operations. The northwest corner is accessible by four-wheelers and side-by-sides, offering flexible secondary access for pasture checks and recreation.

With strong grass, natural water flow, reliable access, and adjacency to public land, this property is exceptionally well-suited for livestock grazing, operation expansion, and long-term agricultural investment in a highly desirable Burleigh County location.

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