



LOT SIZES:

2 PARCELS

LOT 1 | 304,130 SF (6.98 Acres)

LOT 2 | 84,960 SF (1.95 Acres)

PRICE:

\$7.25 PSF

HIGHLIGHTS:

- Zoning: RM20 - Res Multi-Fam 20 Unit/Acre
- Can be subdivided



Mike Ilse

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PROPERTY INFORMATION

LOT 1

PID#: 2272-003-001

LEGAL DESCRIPTION: SILVER RANCH 4TH ADDN BLOCK 3 LOT 1

LOT SIZE: 304,130 SF (6.98 Acres)

ZONING: RM20 - Res Multi-Fam 20 Unit/Acre

2024 TAXES: \$36.32 (If paid before February 18th)

SPECIAL ASSESSMENTS: None at this time

LOT 2

PID#: 32-139-79-70-03-020

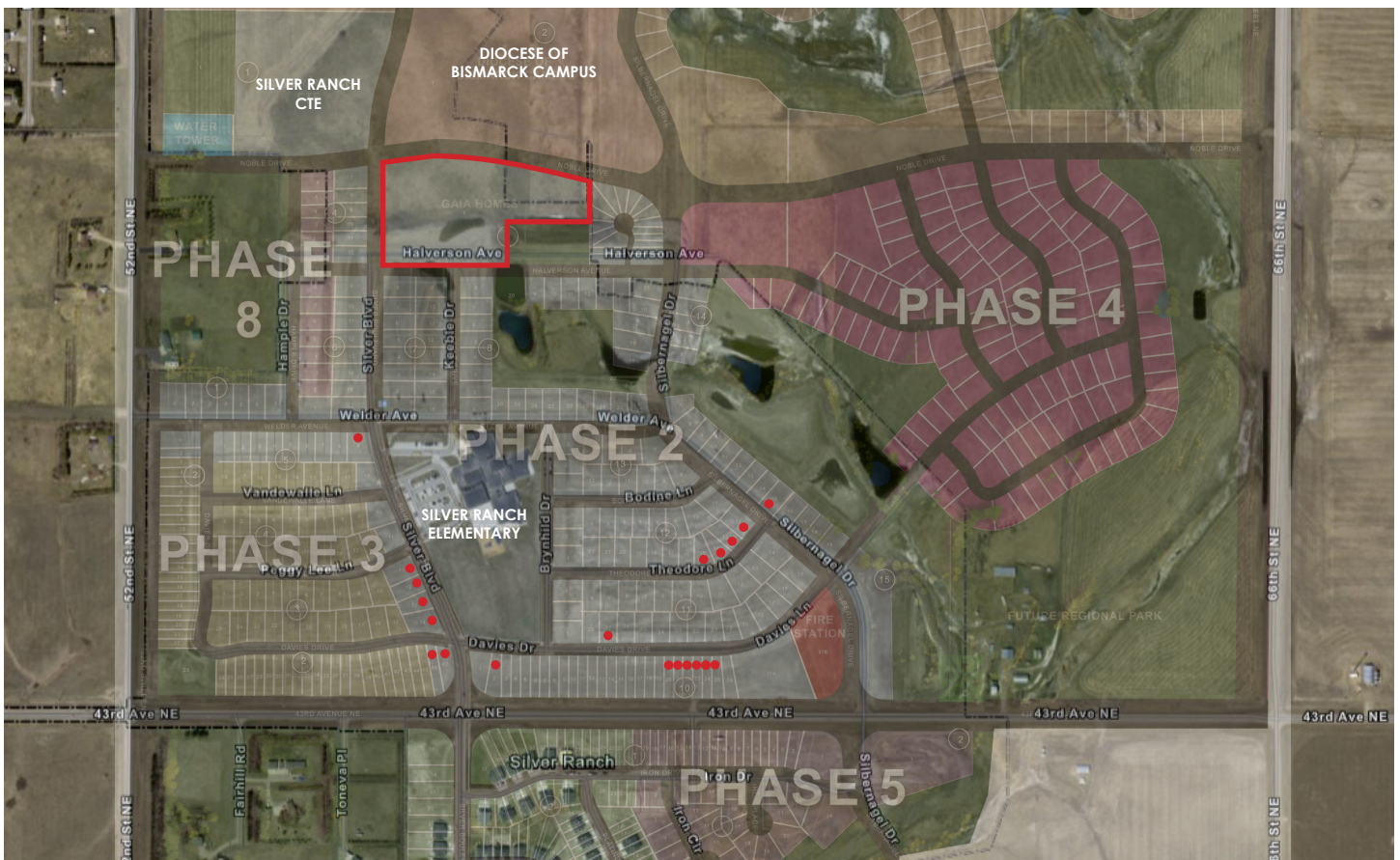
LEGAL DESCRIPTION: SILVER RANCH FOURTH ADDITION BLOCK 3 LOT 2

LOT SIZE: 84,960 SF (1.95 Acres)

ZONING: RM20 - Res Multi-Fam 20 Unit/Acre

2024 TAXES: \$10.49 (If paid before February 18th)

SPECIAL ASSESSMENTS: None at this time



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PLAT MAP

SILVER RANCH FOURTH ADDITION

PART OF THE WEST 1/2 OF SECTION 18
TOWNSHIP 139 NORTH RANGE 79 WEST
OF THE FIFTH PRINCIPAL MERIDIAN

BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA

LINE #	LENGTH	BEARING
L1	97.72	N00°59'17\"
L2	64.00	N00°59'17\"
L3	64.00	N00°59'17\"
L4	64.00	N00°59'17\"
L5	64.00	N00°59'17\"
L6	84.00	N00°59'17\"
L7	89.72	S00°59'17\"
L8	66.00	S00°59'17\"
L9	66.00	S00°59'17\"
L10	66.00	S00°59'17\"
L11	66.00	S00°59'17\"

AREA DATA
AREA 1: 149,197.57 ± SQ. FT. (3.42 ACRES)
AREA 2: 118,341.57 ± SQ. FT. (2.72 ACRES)
AREA 3: 118,341.57 ± SQ. FT. (2.72 ACRES)

NOTES:

- BASED ON BEARING: NORTH DAKOTA STATE PLANE, SOUTH ZONE BY CITY BISMARCK.
- COORDINATE SYSTEM: NORTH DAKOTA STATE PLANE COORDINATE SYSTEM.
- HAD A 68.00' WIDE EASEMENT TO THE ADJACENT 1888' WIDE INTERSECTION FEET.
- BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENTS.
- VERTICAL BENCHMARKS: NE CORNER (1) BENCH MARK, 68 ACRES (115.18 ± 19.00 ± 20).

OWNERS' CERTIFICATE & DEDICATION:

INVESTOR, INC. BEING THE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN HEREON HAS CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS SILVER RANCH FOURTH ADDITION, BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA, AND HAS DEVOTED STREETS AS SHOWN HEREON INCLUDING ALL SEWER, DRAINAGE, WATER AND OTHER PUBLIC UTILITY LINES WHETHER SHOWN HEREON OR NOT TO THE PUBLIC USE FOREVER.

THEY ALSO DEDICATE UTILITY EASEMENTS TO THE CITY OF BISMARCK TO RUN WITH THE LAND, FOR GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITIES OR SERVICES ON OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS UTILITY EASEMENTS.

THEY FURTHERMORE DEDICATE UNTO THE CITY OF BISMARCK "STORM WATER AND ORGANIC MATTER" TO RUN WITH THE LAND FOR THE PURPOSE OF STORM WATER AND ORGANIC MATTER DRAINAGE UNDER, OVER, THROUGH AND/OR ABOVE THOSE AREAS DESIGNATED HEREON AS "STORM WATER AND ORGANIC MATTER EASEMENTS" FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATIONS OF STORM WATER AND ORGANIC MATTER FACILITIES TOGETHER WITH NECESSARY APPURTENANCES THEREON FOR STORM WATER, STORM SEWER AND SURFACE WATER DRAINAGE AND MANAGEMENT OF SAID STORM WATER FLOW IN A MANNER THAT WILL PERMIT THE FREE AND UNRESTRICTED FLOW OF WATER UNDER, OVER AND/OR ABOVE THE EASEMENT AREA.

THEY ALSO DEDICATE ACCESS EASEMENTS TO THE PUBLIC TO RUN WITH THE LAND FOR USE BY ALL LAND OWNING PARTIES, THEIR HEIR, HEIRS, HEIRS AND SUCCESSORS, TO PASS AND REPASS ALONG SAID EASEMENT, AND FOR THE USE OF ANY GOVERNMENTAL, SEMI-GOVERNMENTAL, ITS OFFICERS AND EMPLOYEES FOR EMERGENCY SERVICES AND ANY OTHER GOVERNMENTAL, USE OR USES PROVIDED THAT MAINTENANCE AND CLEARANCE OF THE EASEMENT IS THE RESPONSIBILITY OF THE LAND OWNING PARTIES AND THE CITY SHALL NOT BE RESPONSIBLE IN ANY WAY TO FURNISH ANY CITY SERVICES TO SUCH AREAS DESIGNATED AND NOT PROPERLY MAINTAINED OR ARE OBSTRUCTED BY THE OWNERS OF THE PROPERTY IN THE SUBDIVISION.

THEY FURTHER GRANT A WATERMAIN EASEMENT TO THE CITY OF BISMARCK, SAID EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, AND REPAIR WATERMAIN FACILITIES UNDER OR UPON THE REAL PROPERTY DESIGNATED HEREON AS WATERMAIN EASEMENTS.

THEY ALSO DEDICATE MULTI-USE TRAIL EASEMENTS TO BISMARCK PARKS AND RECREATION DISTRICT, TO CONSTRUCT, INSTALL, MAINTAIN, AND REPAIR A MULTI-USE TRAIL OVER THE EASEMENT AREA, AND TO THE PUBLIC FOR THE USE THEREOF.

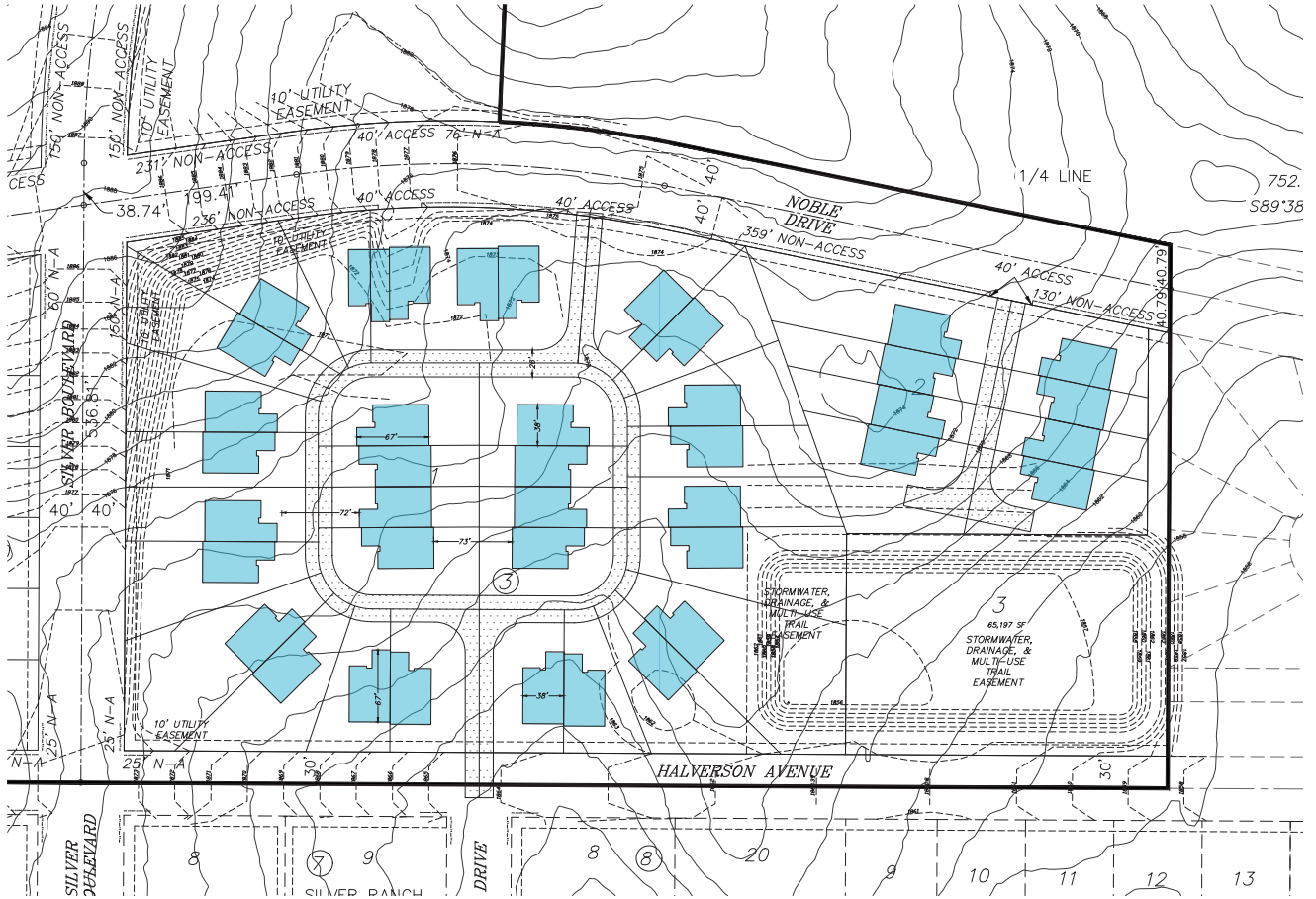
STATE OF NORTH DAKOTA
COUNTY OF BURLEIGH

ON THIS 15th DAY OF JANUARY 2024, BEFORE ME PERSONALLY APPEARED CHAD WICKNER OF INVESTOR, INC. KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

MADISON LAWYER
MADISON LAWYER
BISMARCK, NORTH DAKOTA
BY COMMISSION EXPIRES: MARCH 28, 2025

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Land Planning
Civil Engineering
Landscape & Site Design
Construction Management

TWIN & ROWHOME DESIGN



P:\Bismarck\Silver Ranch\Silver Ranch-48\Gas Site Plan\Gas TWIN HOME.dwg, DWG To PDF pcd, 140

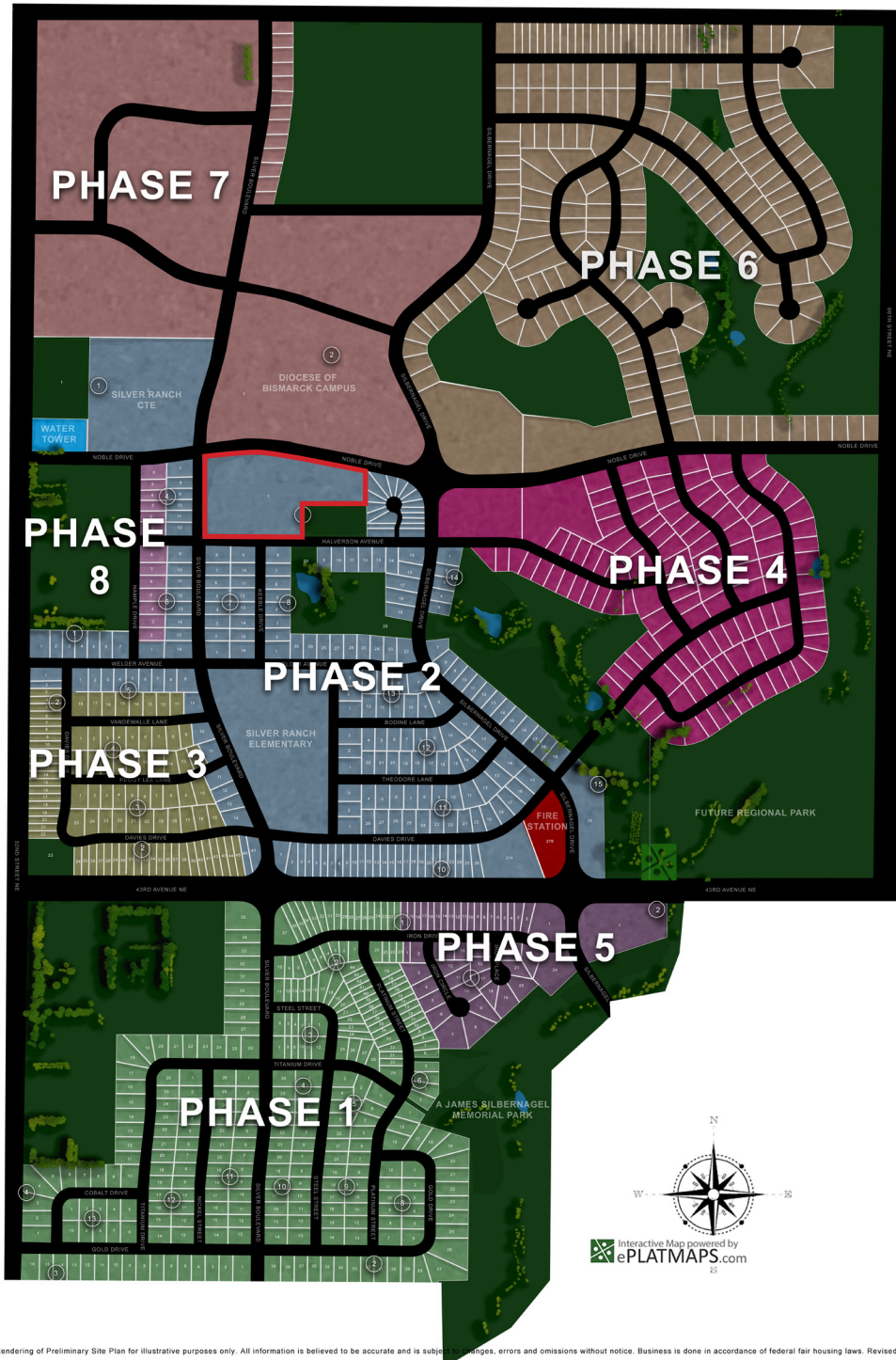
DRAWING & DESIGN DONE BY SWENSON HAGEN

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SILVER RANCH MASTER PLAN

SILVER RANCH MASTER PLAN PROVIDED BY SILVER RANCH & INVESTCORE



Artist Rendering of Preliminary Site Plan for illustrative purposes only. All information is believed to be accurate and is subject to change, errors and omissions without notice. Business is done in accordance of federal fair housing laws. Revised 11/19/2024

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PROPERTY PHOTOS



[CLICK HERE TO LEARN MORE ABOUT THE NEW BPS CAREER & TECHNOLOGY CENTER](#)



[CLICK HERE TO LEARN MORE ABOUT SILVER RANCH ELEMENTARY.](#)

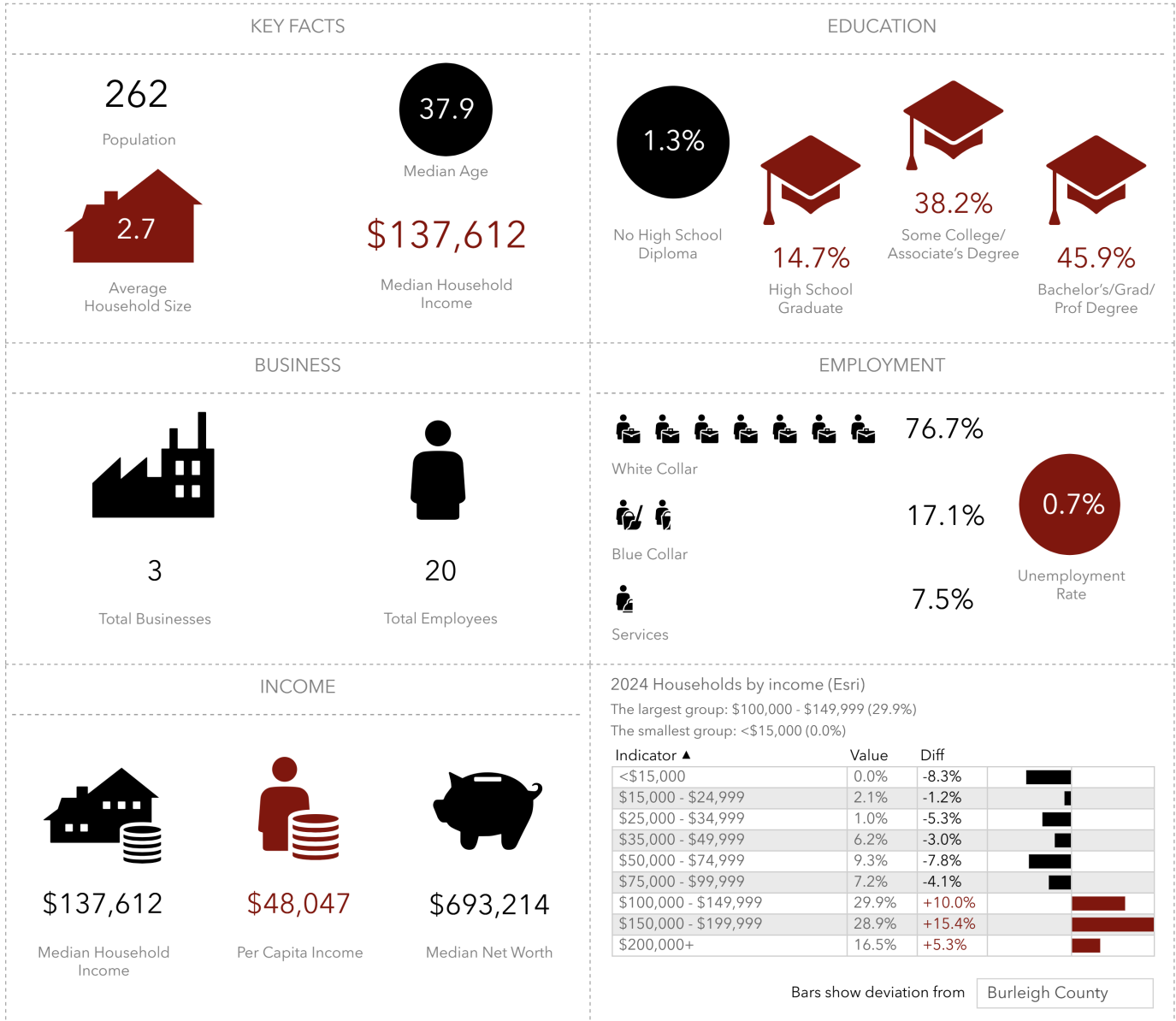
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AREA DEMOGRAPHICS - 1 MILE

Key Facts

5511 Noble Dr, Bismarck, North Dakota, 58503
 5617 Noble Dr, Bismarck, North Dakota, 58503
 Ring of 1 mile

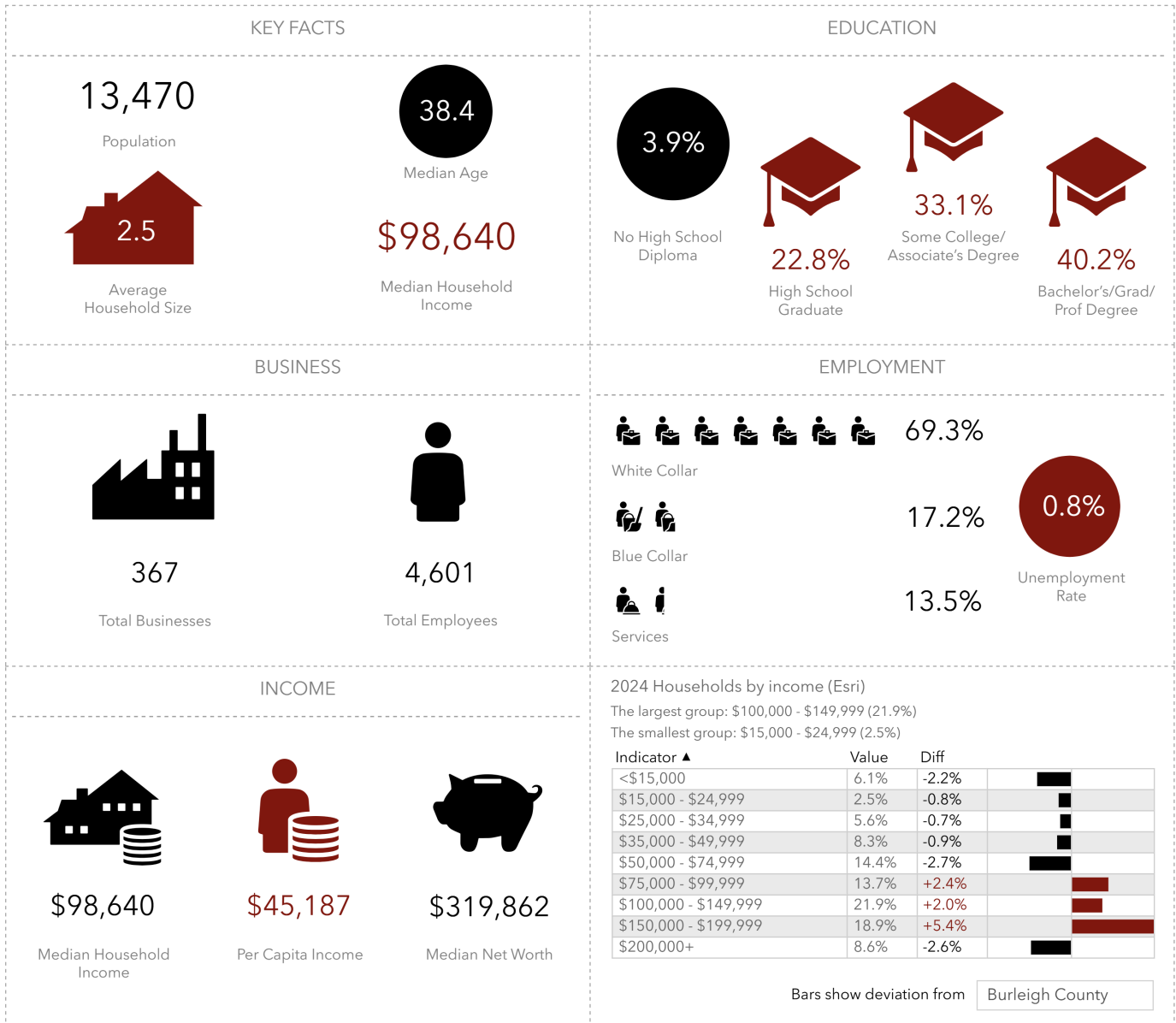


Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2025 Esri

AREA DEMOGRAPHICS - 3 MILES

Key Facts

5511 Noble Dr, Bismarck, North Dakota, 58503
 5617 Noble Dr, Bismarck, North Dakota, 58503
 Ring of 3 miles

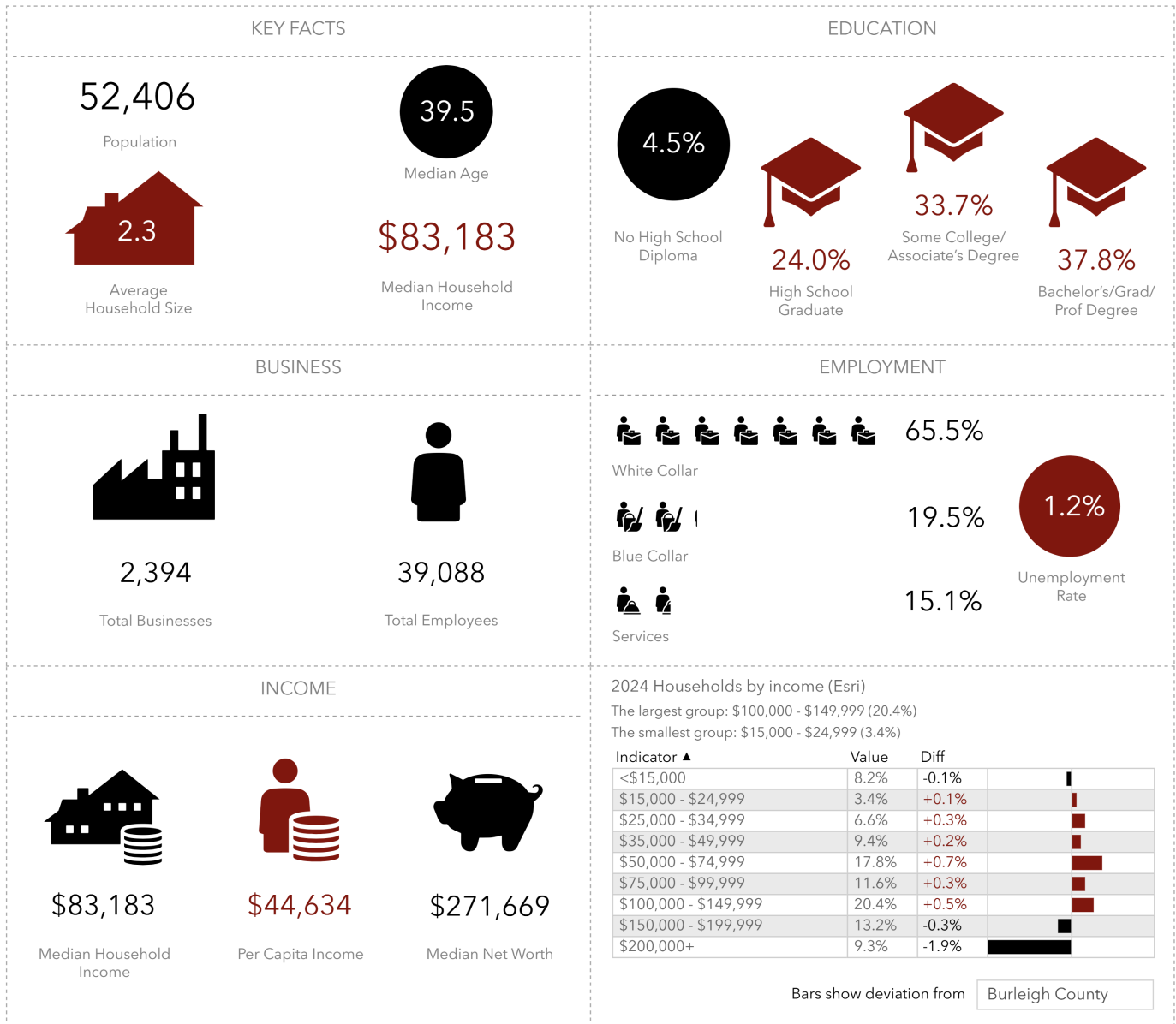


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AREA DEMOGRAPHICS - 5 MILES

Key Facts

5511 Noble Dr, Bismarck, North Dakota, 58503
 5617 Noble Dr, Bismarck, North Dakota, 58503
 Ring of 5 miles



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LOCATION MAP

