

COMMERCIAL LAND FOR SALE

LOT 05C, NOONAN, ND 58765



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$35,000
Lot Size:	0.402 Acres

PROPERTY OVERVIEW

Located in Noonan, North Dakota, this 0.402-acre property right off of Main Street, offers excellent storage potential with a well-designed setup. The site features three 30-ton bins, each with split compartments holding 15 tons, as well as two 24-ton bins, each with split compartments of 12 tons. This storage configuration provides ample capacity and versatility for various agricultural or industrial needs. With its strategic location in Noonan, North Dakota, just minutes from the local elevator, this property is an ideal choice for those seeking efficient and reliable storage solutions in a prime area in Divide County and only 7 miles from the Canadian border.

PROPERTY HIGHLIGHTS

- Strategically located within the vibrant Noonan area
- 3 - 30 ton bins with split compartments of 15 ton each
- 24 ton bins with split compartments of 12 tons each
- Ideal for office development or land investment
- Accessible to key amenities and transportation
- Zoned for commercial use
- Ample space for potential development
- Promising investment opportunity
- Favorable location for growth and expansion
- Potential for high ROI
- Versatile land use possibilities

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ADDITIONAL
PHOTOS



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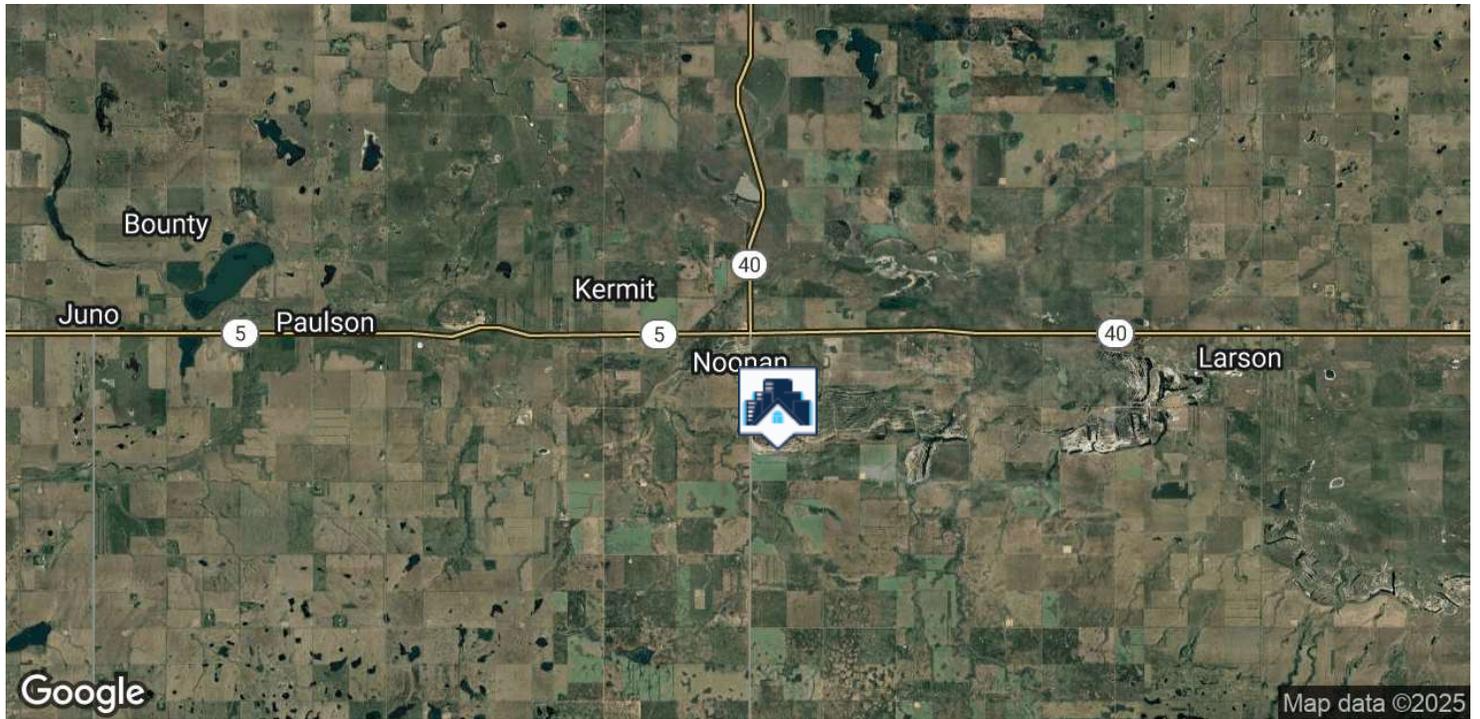


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LOCATION
MAP

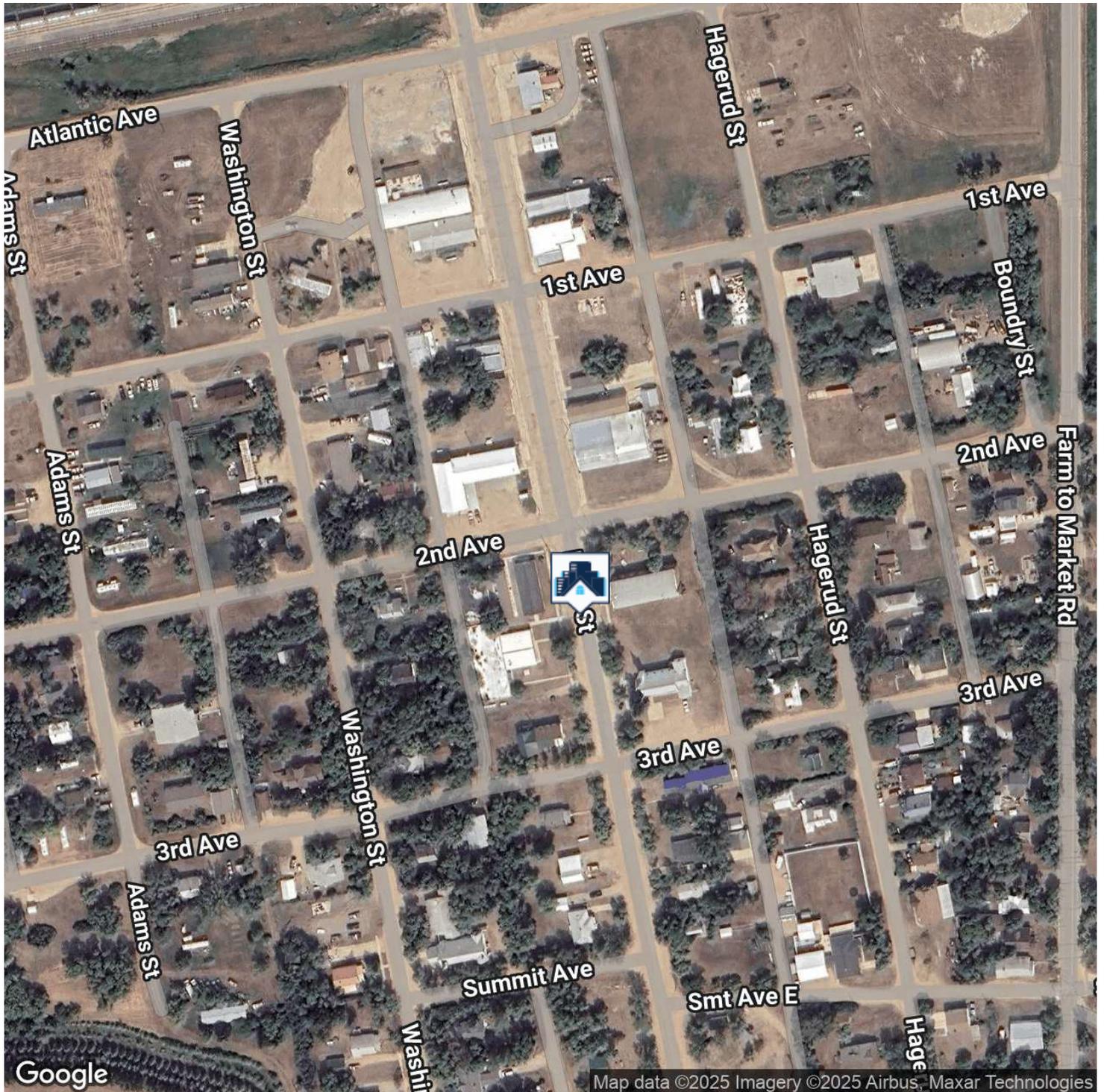


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AERIAL
MAP



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RETAILER MAP



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ADVISOR BIO



ERIK PETERSON

Owner/Broker

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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-3.89 GPA

Masters Degree Business Administration (Magna Cum Laude)- University of Montana- 3.9 GPA

Certifications: CREIPS-(Certified Real Estate Investment Planning Specialist)

NCREA (National Commercial Real Estate Advisor)

Proven Realty brokered by eXp Realty

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