



14103 139th St SE
Sawyer, ND

8 ACRE AGRICULTURAL
INDUSTRIAL OPPORTUNITY!

\$1,700,000

SIGNAL
●●● REALTY

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Office Building:

- Built: 2015
- Size: 1,920 sq.ft.
- Features: 4 private offices, reception/break room area, bathrooms, storage/IT rooms
- Utilities: heat and AC, rural water, septic system, propane heat

Metal Framed Steel Shop:

- Built: 1975
- Size: 5,000 sq.ft.
- Features: 2 large 14 ft x 14 ft OH doors, 1 medium 12 ft x 12 ft OH door
- Utilities: propane heat, water, bathroom facilities

Steel Fertilizer Storage Building:

- Built: 2005
- Size: 7,500 sq.ft.
- Features: 1 large 16 ft wide x 14 ft high OH door, 1 smaller 8 ft wide x 9 ft high OH door

Metal Warehouse - Seed Treater:

- Built: 2006
- Size: 936 sq.ft.
- Features: 1 smaller 8 ft wide x 10 ft high OH door, 2 large 16 ft wide x 16 ft high OH doors

Lot Size:

- 8 acre gravel lot, offering ample space for expansion or additional development

Property Description:

- This 8-acre commercial property is ideal for agricultural, industrial, or commercial use. The property includes a modern office building (built in 2015) with 1,920 sq.ft. of space, featuring 4 private offices, a reception/breakroom, bathrooms, IT/storage rooms, AC, rural water, a septic system, and propane heat. A steel shop (built in 1975) offers 5,000 sq.ft. of space with 2 large 14'x14' doors, a 12'x12' door, propane heat, water, and bathroom facilities. The steel fertilizer storage building (built in 2005) provides 7,500 sq.ft. of space, 18' sidewalls, a mezzanine, a loading dock, and 2 overhead doors. Additionally, a metal warehouse-seed treater building (built in 2006) offers 936 sq.ft. of space with 3 overhead doors. The gravel lot provides ample space for expansion or additional development, with convenient access to major highways. Contact your trusted Realtor to tour this property and see all that it has to offer.

Zoning:

- Suitable for agricultural, commercial, or industrial use, allowing for a variety of business operations

*Note:

- Seed treater and related equipment (including blending system, conveyance systems, and storage bins) will be sold independently from the property

PROPERTY PHOTOS



PROPERTY PHOTOS

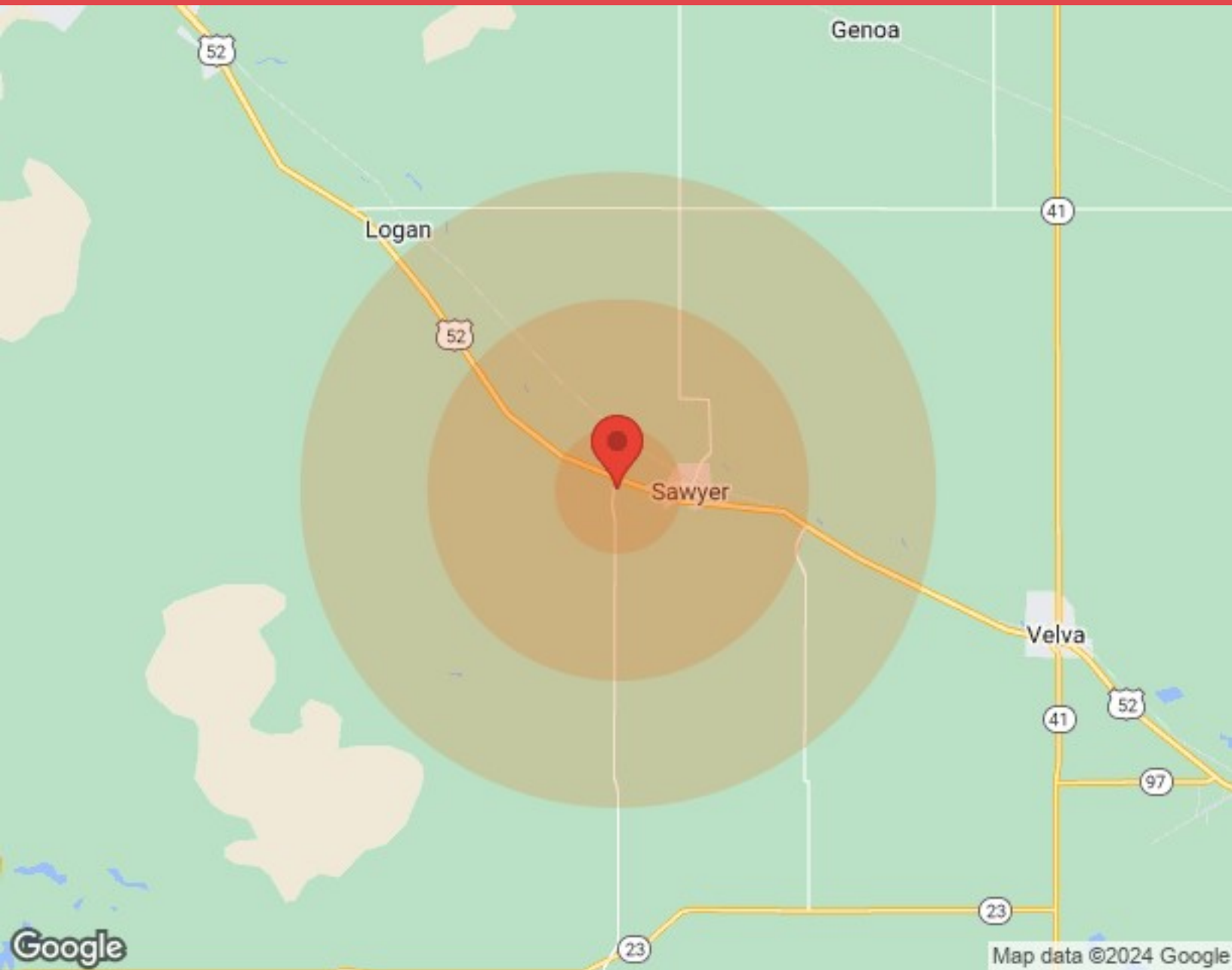




Wilbur-Ellis Company

Sawyer

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	N/A	373	373
Female	N/A	327	327
Total Population	N/A	700	700

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	211	211
Ages 15-24	N/A	148	148
Ages 25-54	N/A	214	214
Ages 55-64	N/A	54	54
Ages 65+	N/A	73	73

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$54,346	\$54,346
< \$15,000	N/A	23	23
\$15,000-\$24,999	N/A	28	28
\$25,000-\$34,999	N/A	38	38
\$35,000-\$49,999	N/A	23	23
\$50,000-\$74,999	N/A	73	73
\$75,000-\$99,999	N/A	49	49
\$100,000-\$149,999	N/A	25	25
\$150,000-\$199,999	N/A	2	2
> \$200,000	N/A	2	2

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	573	573
Occupied	N/A	535	535
Owner Occupied	N/A	492	492
Renter Occupied	N/A	43	43
Vacant	N/A	38	38