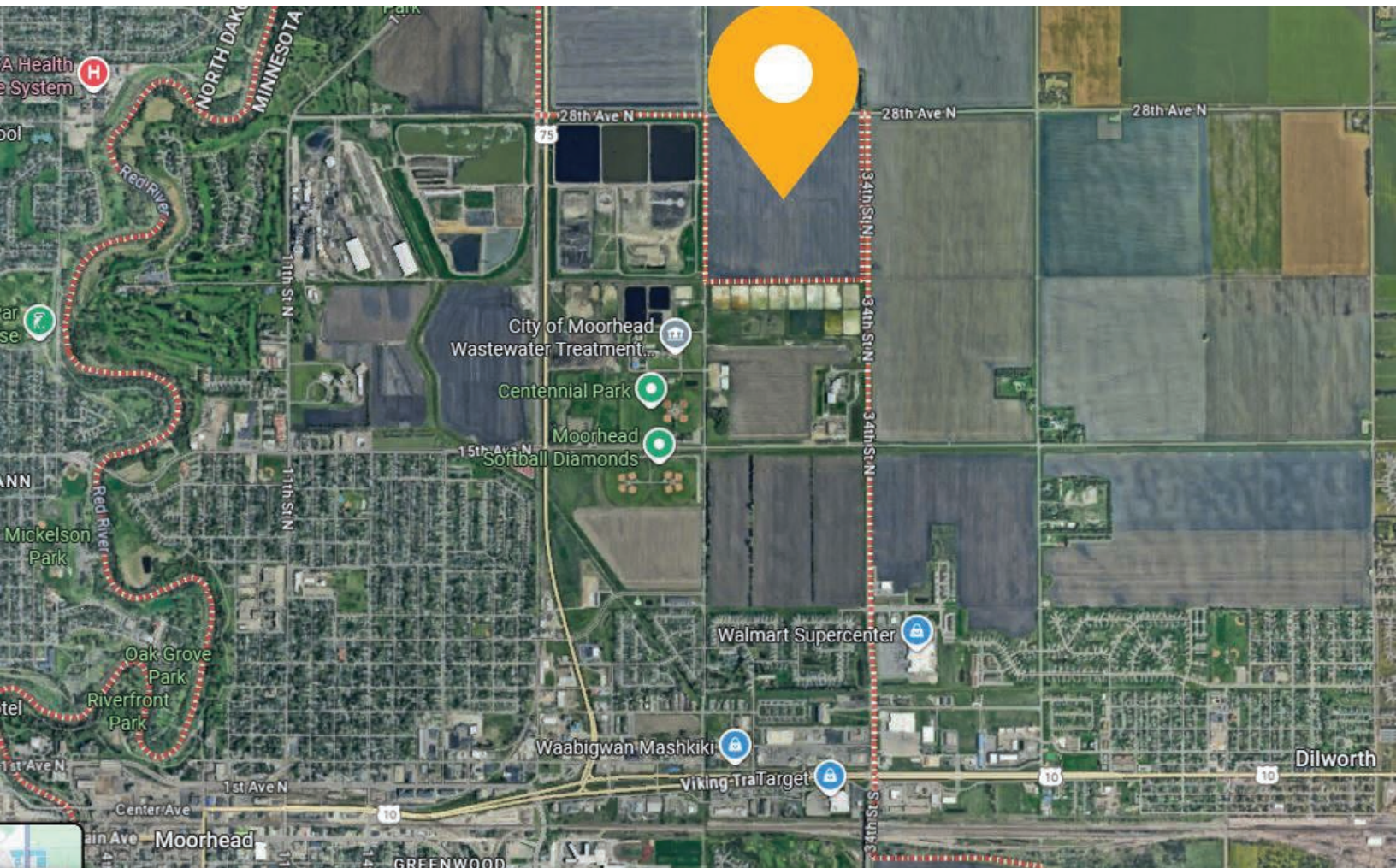


NORTH MOORHEAD RAW INDUSTRIAL LAND

RURAL OAKPORT TOWNSHIP - NW 1/4 34-140-48



FOR SALE



EXCELLENT RAW LAND FOR FUTURE INDUSTRIAL USES IN N. MOORHEAD

SIZE: 146 Acres +/-

PRICE: \$17,800/ac | \$2,598,800

Andy Westby, SIOR | 701.239.5839

andy.westby@goldmark.com

Goldmark Commercial Real Estate

www.goldmarkcommercial.com

NORTH MOORHEAD RAW INDUSTRIAL LAND

RURAL OAKPORT TOWNSHIP - NW 1/4 34-140-48



SIZE

146 acres +/-

PRICE

\$17,800/ac | \$2,598,800

LEGAL

NW1/4 34-140-48 less parts

PARCEL NUMBER

23.034.2000

ZONING

Urban Expansion District Tier 1

2025 TAXES & SPECIALS

\$7,448.00

DEFERRED SPECIALS BALANCE

\$991,721.06 | \$0.16 PSF

FLOODPLAIN

No

RARE DEVELOPMENT OPPORTUNITY IN NORTH MOORHEAD:

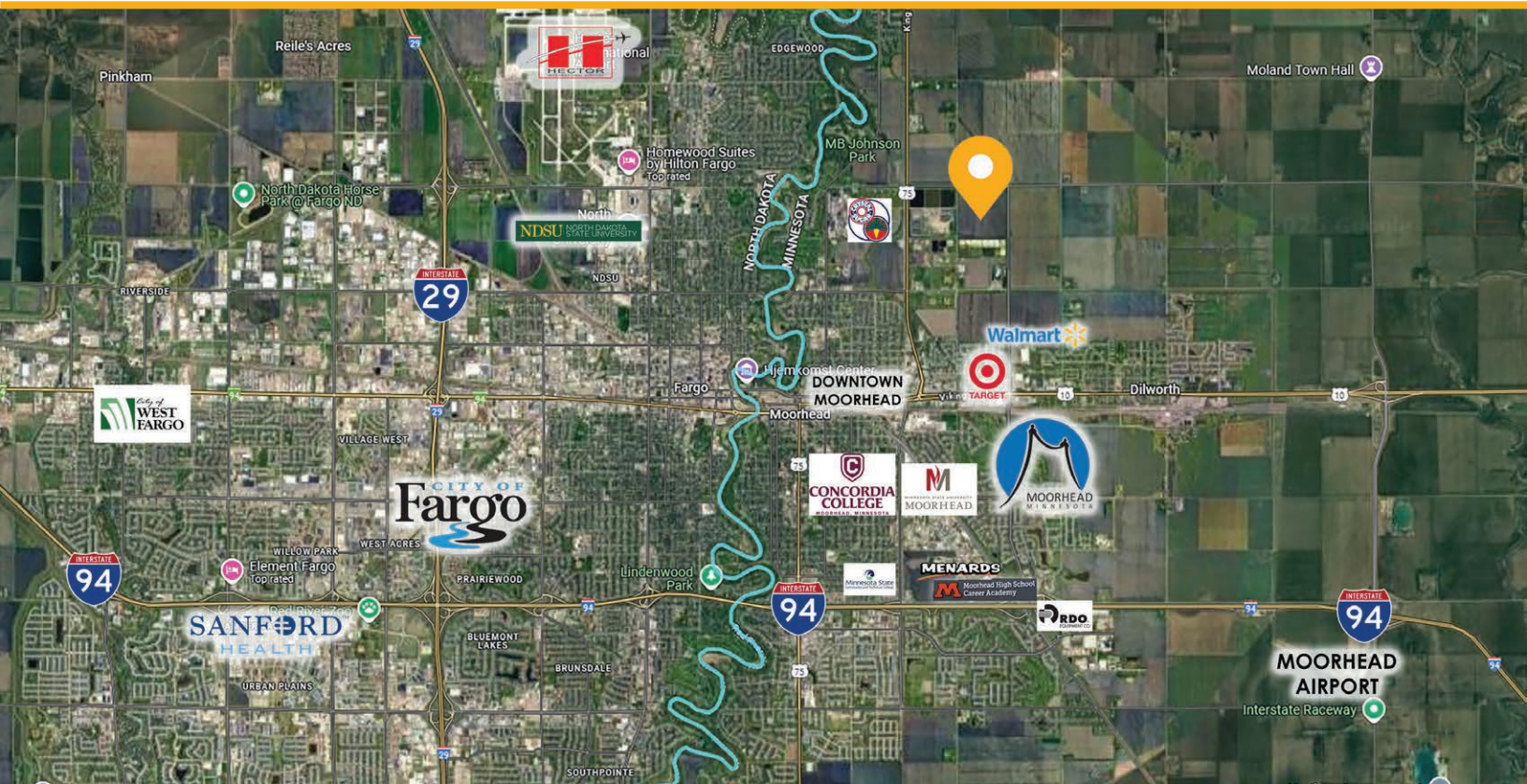
This is a unique chance to acquire a large tract of raw land with exceptional potential for future light or heavy industrial development. Adjacent to Moorhead city limits and situated south of 28th Ave N and west of 34th St N, the property is outside the flood plain and has city utilities less than 1 mile away. Farm lease income is also available until the site is ready for development.

With paved roads along the east and north boundaries and a concrete road on the west property line, this site is positioned for rapid development and seamless access. Its strategic location and proximity to city infrastructure make it a strong opportunity for both industrial end-users and developers.

PROPERTY FEATURES:

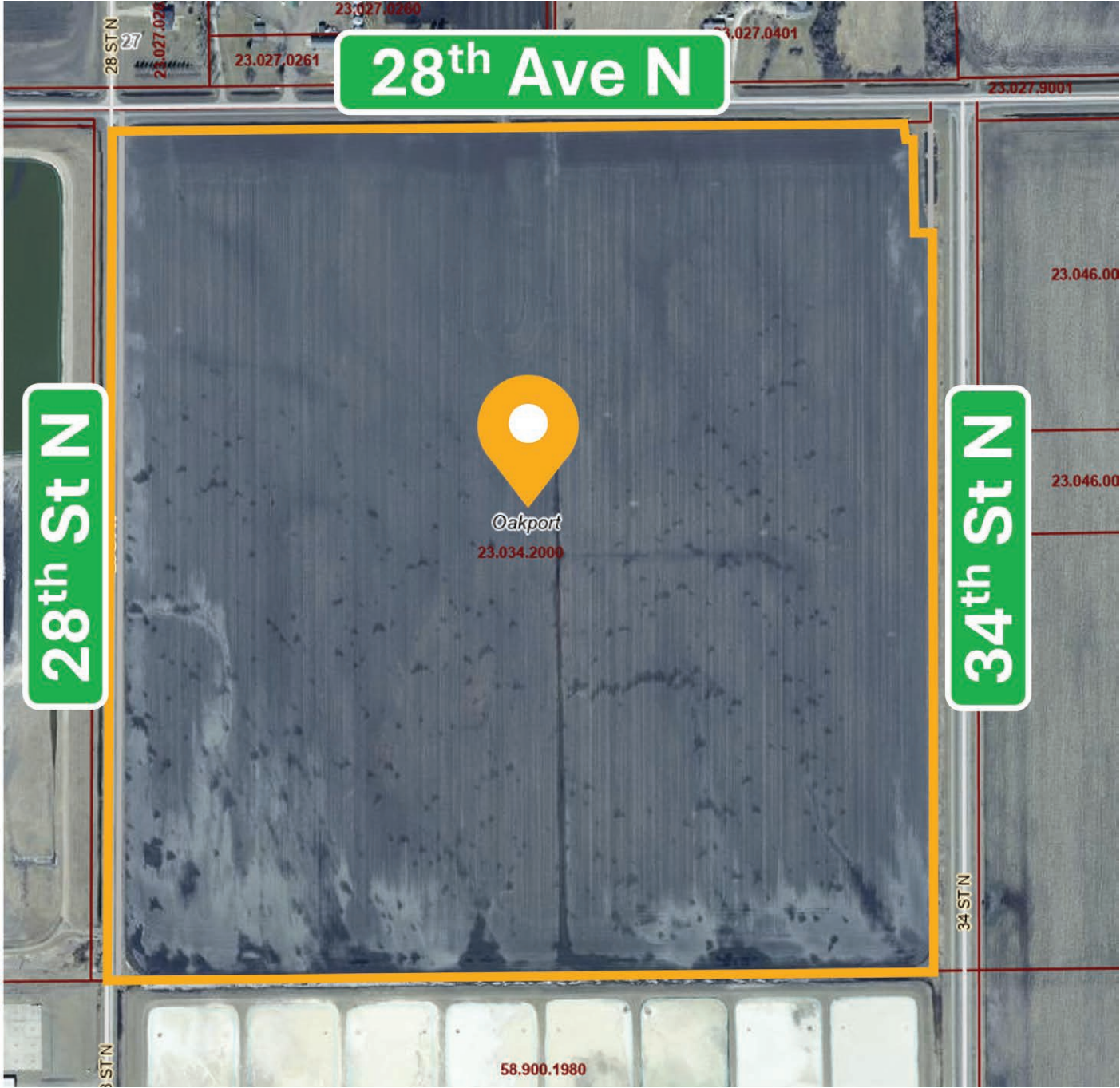
- Located on two paved roads and one concrete road
- City utilities less than 1 mile away
- Large range of potential industrial uses
- In ET area of Moorhead, adjacent to city limits
- Prime for future development
- Existing farm lease income

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. Interested parties should conduct their own independent investigations and rely only on those results.



NORTH MOORHEAD RAW INDUSTRIAL LAND

RURAL OAKPORT TOWNSHIP - NW 1/4 34-140-48



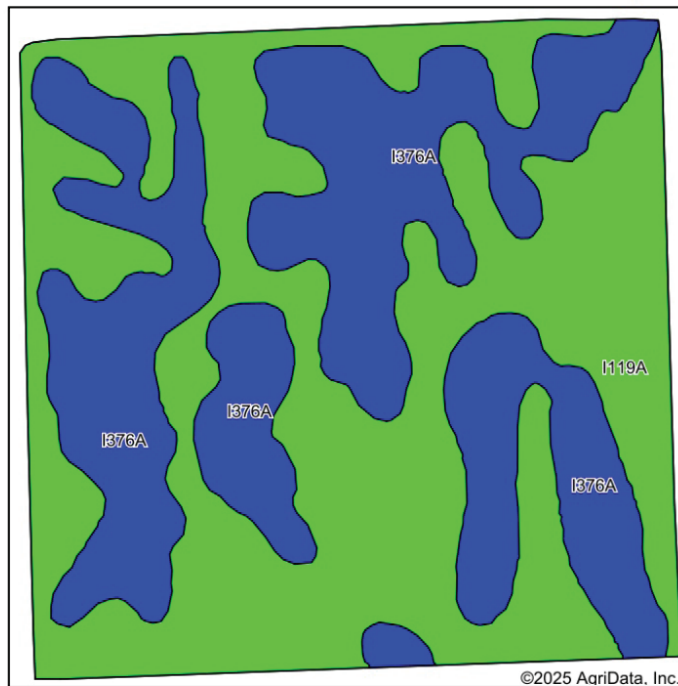
NORTH MOORHEAD RAW INDUSTRIAL LAND

RURAL OAKPORT TOWNSHIP - NW 1/4 34-140-48

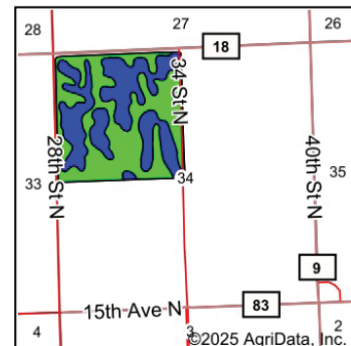
GOLDMARK™
COMMERCIAL REAL ESTATE INC



Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Clay**
Location: **34-140N-48W**
Township: **Oakport**
Acres: **150.44**
Date: **8/20/2025**

AG LAND
SALES & AUCTION

A SERVICE OF

GOLDMARK™
COMMERCIAL REAL ESTATE INC

Maps Provided By:

surety®
CUSTOMIZED ONLINE MAPPING
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| Area Symbol: MN027, Soil Area Version: 21 | | | | | | | |
|---|--|-------|------------------|-----------|------------------|--------------------|-------------------|
| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index | *n NCCPI Soybeans |
| I119A | Bearden silty clay loam, 0 to 2 percent slopes | 83.61 | 55.6% | | Ile | 93 | 59 |
| I376A | Colvin silty clay loam, 0 to 1 percent slopes | 66.83 | 44.4% | | IIw | 89 | 40 |
| Weighted Average | | | | | 2.00 | 91.2 | *n 50.6 |

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method