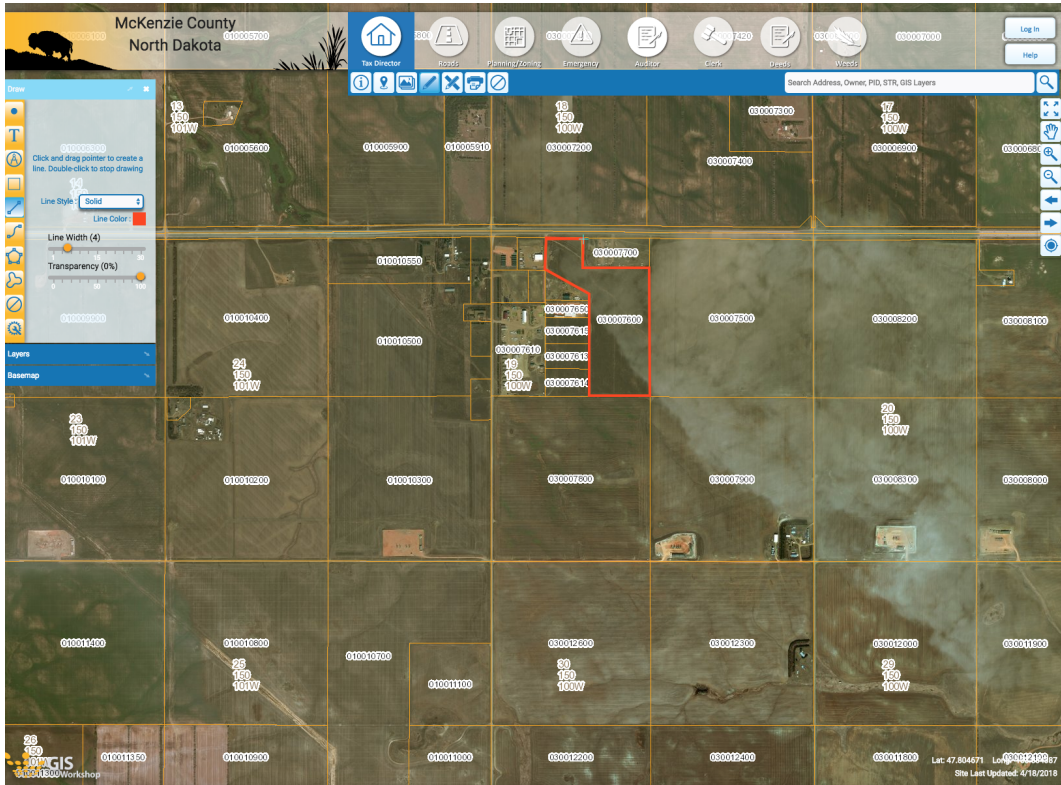


# LAKOTA HILLS LAND

13752 US Hwy 85, Arnegard, ND 58835



<b>SALE PRICE:</b>	\$1,143,600
<b>PRICE PER ACRE:</b>	\$20,000
<b>LOT SIZE:</b>	57.18 Acres
<b>APN #:</b>	03-00-00760...(11 Parcels)
<b>ZONING:</b>	Residential District
<b>MARKET:</b>	Williston-Watford City
<b>SUB MARKET:</b>	Arnegard
<b>CROSS STREETS:</b>	137th T Ave NW & US Hwy 85
<b>TRAFFIC COUNT:</b>	7,085

**PROPERTY OVERVIEW**

Subdivided +/-58 Acres at a Deep Discount! \$20K Acre

**PROPERTY FEATURES**

- Just 9 Miles West of Arnegard
- 11 Miles to Watford City
- 26 Miles to Williston
- Zoned and Subdivided
- 11 Lots

**KW COMMERCIAL**  
1350 Lagoon Ave S, Ste. 900  
Minneapolis, MN 55408

**MICHAEL HOUGE, CCIM, SIOR**  
Director Of Commercial  
O 701.645.1057  
C 612.701.7454  
michaelhouge@kw.com  
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# LAKOTA HILLS LAND

13752 US Hwy 85, Arnegard, ND 58835



**KW COMMERCIAL**  
1350 Lagoon Ave S, Ste. 900  
Minneapolis, MN 55408

**MICHAEL HOUGE, CCIM, SIOR**  
Director Of Commercial  
O 701.645.1057  
C 612.701.7454  
michaelhouge@kw.com  
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# LAKOTA HILLS LAND

13752 US Hwy 85, Arnegard, ND 58835



**KW COMMERCIAL**  
1350 Lagoon Ave S, Ste. 900  
Minneapolis, MN 55408

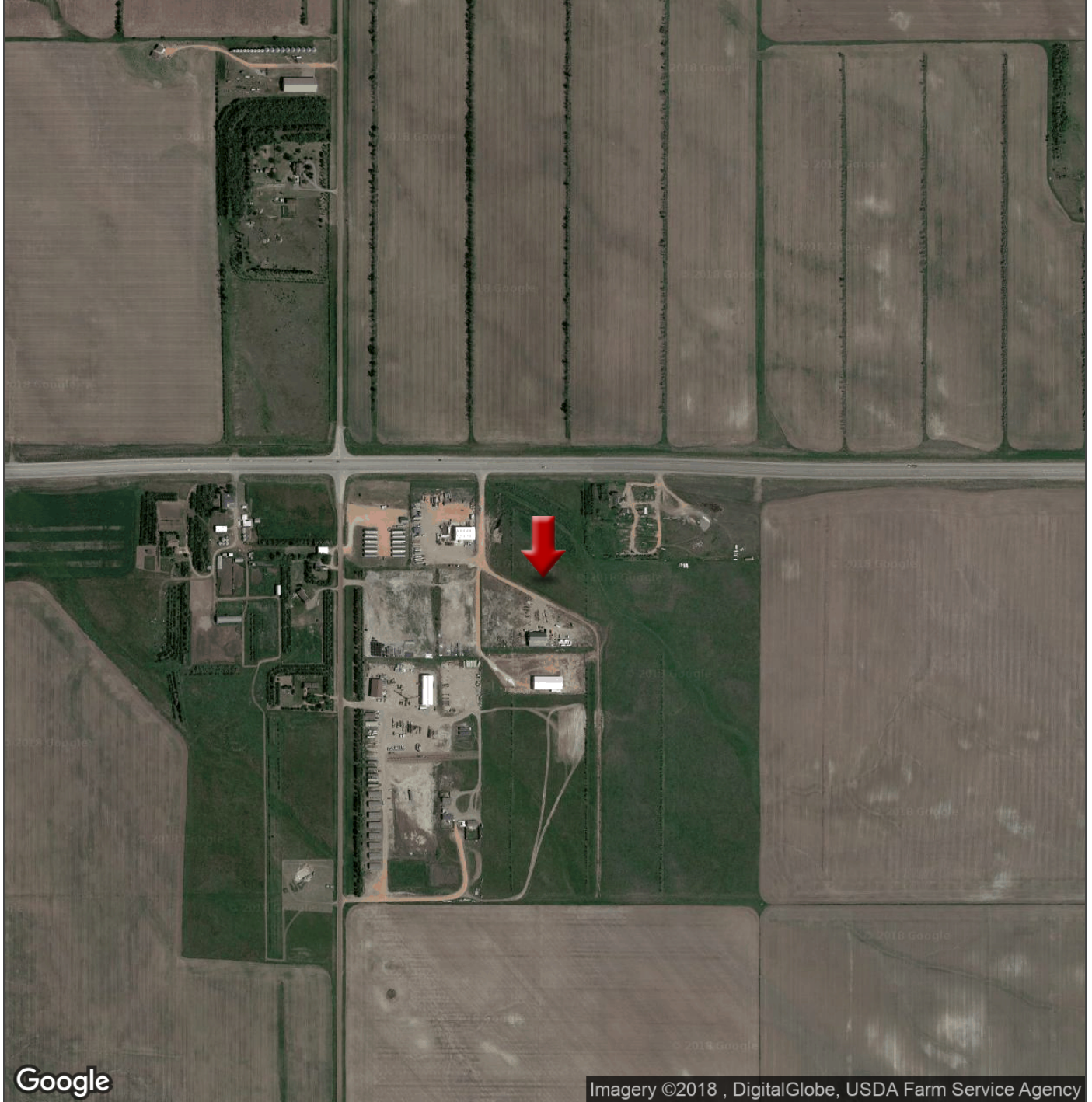
**MICHAEL HOUGE, CCIM, SIOR**  
Director Of Commercial  
O 701.645.1057  
C 612.701.7454  
michaelhouge@kw.com  
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**AERIAL**

# LAKOTA HILLS LAND

13752 US Hwy 85, Arnegard, ND 58835



**KW COMMERCIAL**  
1350 Lagoon Ave S, Ste. 900  
Minneapolis, MN 55408

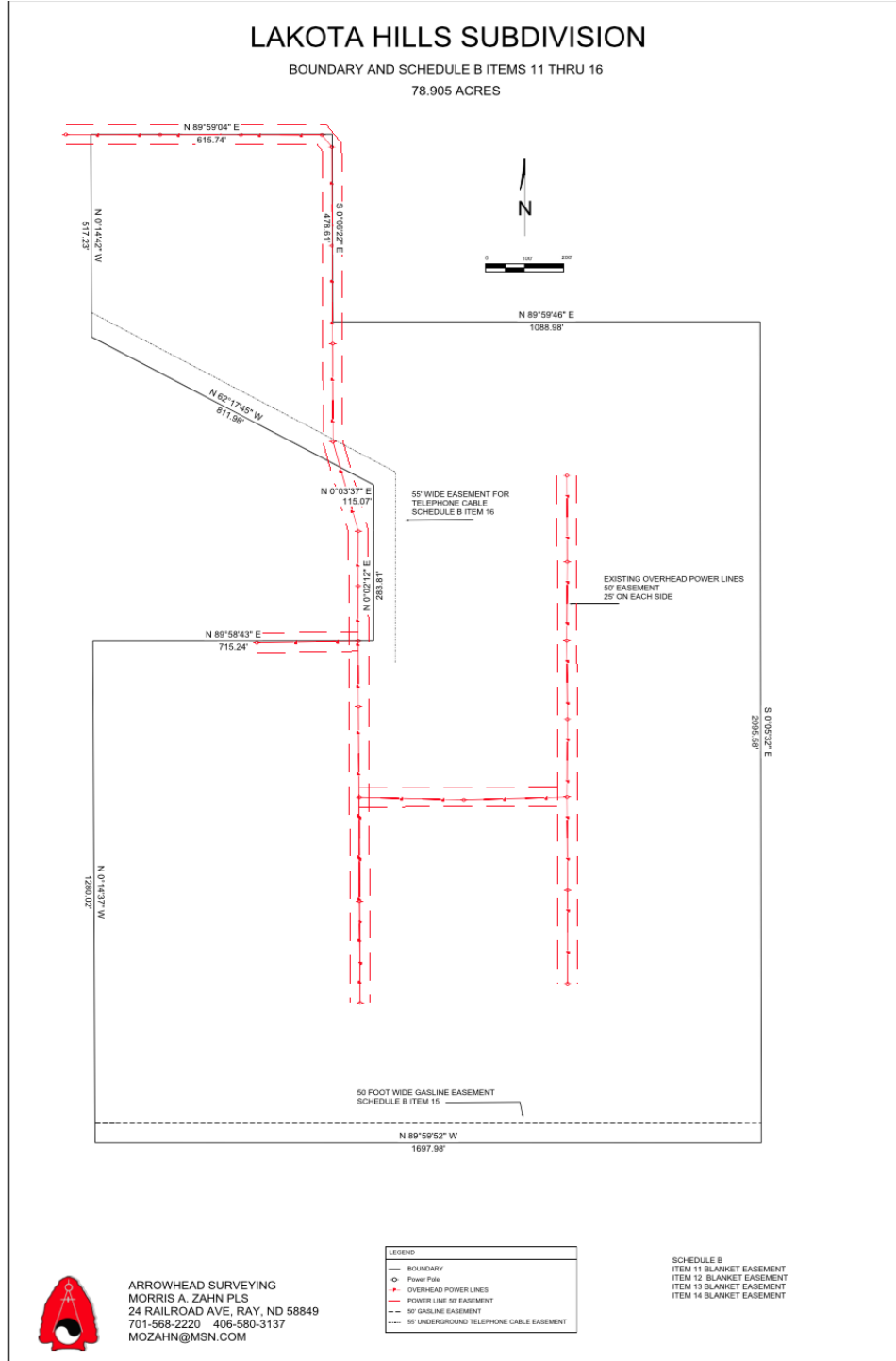
**MICHAEL HOUGE, CCIM, SIOR**  
Director Of Commercial  
O 701.645.1057  
C 612.701.7454  
michaelhouge@kw.com  
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

[www.kwcommercial.com](http://www.kwcommercial.com)

# LAKOTA HILLS LAND

13752 US Hwy 85, Arnegard, ND 58835



**KW COMMERCIAL**  
1350 Lagoon Ave S, Ste. 900  
Minneapolis, MN 55408

**MICHAEL HOUGE, CCIM, SIOR**  
Director Of Commercial  
O 701.645.1057  
C 612.701.7454  
michaelhouge@kw.com  
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# LAKOTA HILLS LAND

13752 US Hwy 85, Arnegard, ND 58835



## Michael Houge, CCIM, SIOR

### DIRECTOR OF COMMERCIAL

michaelhouge@kw.com  
701.645.1057  
612.701.7454

### BACKGROUND

Michael Houge is a Director with KW Commercial-Minneapolis after contributing for over three years as Vice President with Transwestern Minneapolis, where he co-directed the Investment Sales Group (ISG).

Mr. Houge has almost thirty years of experience in project leasing and investment sales. Michael is a specialist in the sale of net-leased investment properties, 1031 Tax Deferred Exchanges, and more recently, commercial real estate in the Bakken oilfield markets of North Dakota. Mr. Houge has completed over a billion dollars in investment property transactions.

Michael has also leased over a million square feet as a landlord and tenant representative and is a frequent contributor and author in various real estate trade publications and speaks frequently on panels and conferences on investment sales, capital markets, marketing, the net-lease industry, 1031 tax-deferred exchanges and North Dakota real estate.

Mr. Houge has also earned the two most prestigious designations in the commercial real estate industry: Certified Commercial Investment Member (CCIM) and The Society of Industrial and Office Realtors (SIOR). Obtaining both designations is a rare feat, since only approximately 850 of the more than one million REALTORS hold both. Michael has served as the President of the Minnesota Dakotas Chapter of both organizations.

### EDUCATION

B.A. University of Minnesota-Twin Cities Campus

CCIM Curriculum of the CCIM Institute

### MEMBERSHIPS & ASSOCIATIONS

CCIM-Certified Commercial Investment Member  
SIOR-Society of Office and Industrial REALTORS  
NAIOP-National Association of Industrial and Office Parks  
MNCAR-Minnesota Commercial Association of REALTORS  
ICSC-International Council of Shopping Centers  
MAR-Minnesota Association of REALTORS  
NAR-National Association of REALTORS

**KW COMMERCIAL**  
1350 Lagoon Ave S, Ste. 900  
Minneapolis, MN 55408

**MICHAEL HOUGE, CCIM, SIOR**  
Director Of Commercial  
O 701.645.1057  
C 612.701.7454  
michaelhouge@kw.com  
ND #7909 - MN #86083

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.