



## Devils Lake Development Opportunity – Great Location!

85.7 +/- Acres | Ramsey County, ND | \$1,600,000



**National Land Realty**  
1005 Superior Drive  
Northfield, MN 55057  
[NationalLand.com](http://NationalLand.com)



**Dave Johnson**  
Office: 612-712-8964  
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The above information is from sources deemed reliable, however the accuracy is not guaranteed.  
National Land Realty assumes no liability for error, omissions or investment results.



## PROPERTY SUMMARY

Vacant land with great development potential! These four continuous tracts are located only a half mile south of Devils Lake, with great highway access and in an ideal location. They would make a great potential site for housing development, commercial/industrial development, and/or RV Park, or more!



**ACREAGE BREAKDOWN**

85.7 acres vacant land.

**ADDRESS**

0 State Hwy 20  
Devils Lake, ND 58301

**TAXES**

\$642/year (2024)

**PARCEL #/ID**

05000001061000, 05000001058000,  
05000001151004, 05000001139000

**LOCATION**

From the intersection of Hwy 2 &  
Hwy 20 in Devils Lake, ND, proceed  
south .5 miles. Property is located  
to the east and southeast.

## PROPERTY HIGHLIGHTS

- Devils Lake is a well known destination for outdoor enthusiasts of all types. The area offers world-class fishing opportunities as well as world-class waterfowl hunting. This site is ideal as residential development, commercial/industrial development, or RV Park.
- Great rural views, only a seconds from downtown!
- This property has very good investment potential as it could be developed a variety of ways.
- As they say in real estate investing, "location, location, location!". This property has that in spades.
- Mostly flat topography.
- The property does have some wetland areas.
- Great road access, just off of highway 20.
- The property does currently produce hay each season and could be grazed and/or would make a great site for honey bee production.



[nationalland.com/listing/devils-lake-development-opportunity-great-location](https://nationalland.com/listing/devils-lake-development-opportunity-great-location)







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## Retail Gap Expanded Report

2020 Census, 2023 Estimates with 2028 Projections  
Calculated using Weighted Block Centroid from Block Groups  
Korley Sears

Lat/Lon: 48.0923/-98.864



Devils Lake Development Opportunity						
Listing 2426267						
	1 mi radius		3 mi radius		5 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
<b>Clothing, Clothing Accessories Stores</b>	\$947.66 K / \$416.72 K	56	\$4.61 M / \$1.06 M	77	\$5.41 M / \$1.06 M	80
Men's Clothing Stores	\$33.39 K / -	100	\$162.95 K / -	100	\$191.28 K / -	100
Women's Clothing Stores	\$145.53 K / \$416.72 K	-65	\$708.9 K / \$422.09 K	40	\$831.73 K / \$422.09 K	49
Children's, Infants' Clothing Stores	\$62.28 K / -	100	\$301.33 K / -	100	\$353.43 K / -	100
Family Clothing Stores	\$387.95 K / -	100	\$1.89 M / -	100	\$2.21 M / -	100
Clothing Accessory Stores	\$30.98 K / -	100	\$151.62 K / -	100	\$178.1 K / -	100
Other Apparel Stores	\$47.51 K / -	100	\$231.35 K / \$634.28 K	-64	\$271.29 K / \$634.28 K	-57
Shoe Stores	\$160.86 K / -	100	\$777.57 K / -	100	\$910.33 K / -	100
Jewelry Stores	\$73.06 K / -	100	\$360.97 K / -	100	\$425.94 K / -	100
Luggage Stores	\$6.09 K / -	100	\$29.39 K / -	100	\$34.44 K / -	100
<b>Furniture, Home Furnishings Stores</b>	\$454.4 K / \$9.89 K	98	\$2.23 M / \$1.97 M	12	\$2.63 M / \$1.97 M	25
Furniture Stores	\$279.27 K / \$9.89 K	96	\$1.37 M / \$529.8 K	61	\$1.62 M / \$529.8 K	67
Floor Covering Stores	\$46.55 K / -	100	\$232.78 K / \$1.44 M	-84	\$274.94 K / \$1.44 M	-81
Other Home Furnishing Stores	\$128.58 K / -	100	\$627.69 K / -	100	\$737.35 K / -	100
<b>Electronics, Appliance Stores</b>	\$352.01 K / \$18.91 K	95	\$1.71 M / \$337.75 K	80	\$2.01 M / \$337.75 K	83
<b>Building Material, Garden Equipment, Supplies Dealers</b>	\$1.13 M / \$5.08 M	-78	\$5.51 M / \$5.98 M	-8	\$6.48 M / \$6.06 M	7
Home Centers	\$529.83 K / \$326.79 K	38	\$2.59 M / \$331 K	87	\$3.05 M / \$331 K	89
Paint, Wallpaper Stores	\$38 K / -	100	\$188.51 K / -	100	\$222.19 K / -	100
Hardware Stores	\$48.53 K / \$864.97 K	-94	\$238.01 K / \$1.05 M	-77	\$279.94 K / \$1.13 M	-75
Other Building Materials Stores	\$375.17 K / \$3.89 M	-90	\$1.84 M / \$4.6 M	-60	\$2.16 M / \$4.6 M	-53
Outdoor Power Equipment Stores	\$17.97 K / -	100	\$87.19 K / -	100	\$102.62 K / -	100
Nursery, Garden Stores	\$116.9 K / -	100	\$569.08 K / -	100	\$669.43 K / -	100
<b>Food, Beverage Stores</b>	\$3.21 M / \$1.26 M	61	\$15.3 M / \$148.9 M	-90	\$17.79 M / \$149.72 M	-88
Grocery Stores	\$2.87 M / \$1.19 M	58	\$13.67 M / \$148.32 M	-91	\$15.9 M / \$149.13 M	-89
Convenience Stores	\$112.35 K / -	100	\$532.64 K / -	100	\$618.56 K / -	100
Meat Markets	\$33.02 K / -	100	\$156.54 K / -	100	\$181.78 K / -	100
Fish, Seafood Markets	\$11.93 K / -	100	\$57 K / -	100	\$66.22 K / -	100
Fruit, Vegetable Markets	\$20.28 K / -	100	\$95.64 K / -	100	\$110.94 K / -	100
Other Specialty Food Markets	\$34.64 K / \$61.85 K	-44	\$164.36 K / \$187.93 K	-13	\$191.04 K / \$187.93 K	2
Liquor Stores	\$127.08 K / -	100	\$618.71 K / \$396.84 K	36	\$727.12 K / \$396.84 K	45

# Retail Gap Expanded Report

2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Korley Sears

Lat/Lon: 48.0923/-98.864



<div> <div>Devils Lake Development Opportunity</div> <div>Listing 2426267</div> </div>						
	1 mi radius		3 mi radius		5 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
<b>Health, Personal Care Stores</b>	\$786.01 K / \$1.76 M	-55	\$3.75 M / \$16.74 M	-78	\$4.37 M / \$16.85 M	-74
Pharmacy, Drug Stores	\$658.75 K / \$464.71 K	29	\$3.14 M / \$14.19 M	-78	\$3.66 M / \$14.19 M	-74
Cosmetics, Beauty Stores	\$38.49 K / -	100	\$184.01 K / -	100	\$214.59 K / -	100
Optical Goods Stores	\$43.79 K / \$1.22 M	-96	\$209.48 K / \$1.4 M	-85	\$244.61 K / \$1.4 M	-83
Other Health, Personal Care Stores	\$44.98 K / \$77.3 K	-42	\$215.01 K / \$1.15 M	-81	\$250.83 K / \$1.25 M	-80
<b>Sporting Goods, Hobby, Book, Music Stores</b>	\$343.63 K / \$91.67 K	73	\$1.7 M / \$3.62 M	-53	\$2.01 M / \$3.64 M	-45
Sporting Goods Stores	\$184.79 K / \$91.67 K	50	\$923.5 K / \$3.12 M	-70	\$1.1 M / \$3.14 M	-65
Hobby, Toy, Game Stores	\$56.14 K / -	100	\$273.67 K / -	100	\$321.49 K / -	100
Sewing, Needlecraft Stores	\$17.3 K / -	100	\$84.76 K / \$368.1 K	-77	\$100 K / \$368.1 K	-73
Musical Instrument Stores	\$16.8 K / -	100	\$80.27 K / -	100	\$93.37 K / -	100
Book Stores	\$68.59 K / -	100	\$340.72 K / \$133.64 K	61	\$401.38 K / \$133.64 K	67
<b>General Merchandise Stores</b>	\$3.09 M / \$4.41 M	-30	\$14.84 M / \$5.79 M	61	\$17.34 M / \$5.79 M	67
Department Stores	\$784.02 K / \$3.43 M	-77	\$3.8 M / \$3.47 M	9	\$4.46 M / \$3.47 M	22
Warehouse Superstores	\$2 M / -	100	\$9.59 M / -	100	\$11.19 M / -	100
Other General Merchandise Stores	\$300.74 K / \$977.61 K	-69	\$1.45 M / \$2.31 M	-37	\$1.69 M / \$2.31 M	-27
<b>Miscellaneous Store Retailers</b>	\$415.08 K / \$71.48 K	83	\$2.01 M / \$1.04 M	48	\$2.35 M / \$1.09 M	54
Florists	\$14.31 K / -	100	\$70.32 K / \$80.08 K	-12	\$82.84 K / \$80.08 K	3
Office, Stationary Stores	\$40.67 K / -	100	\$197.97 K / -	100	\$232.56 K / -	100
Gift, Souvenir Stores	\$49.51 K / -	100	\$239.95 K / \$521.96 K	-54	\$281.32 K / \$562.37 K	-50
Used Merchandise Stores	\$28.45 K / \$34.05 K	-16	\$138.28 K / \$108.43 K	22	\$162.06 K / \$108.43 K	33
Pet, Pet Supply Stores	\$166.08 K / -	100	\$811 K / -	100	\$951.92 K / -	100
Art Dealers	\$13.46 K / -	100	\$65.54 K / -	100	\$76.78 K / -	100
Mobile Home Dealers	\$24.39 K / -	100	\$118.96 K / -	100	\$139.73 K / -	100
Other Miscellaneous Retail Stores	\$78.21 K / \$37.42 K	52	\$368.74 K / \$325.94 K	12	\$427.45 K / \$338.03 K	21
<b>Non-Store Retailers</b>	\$1.4 M / -	100	\$6.77 M / \$452.82 K	93	\$7.94 M / \$452.82 K	94
Mail Order, Catalog Stores	\$1.16 M / -	100	\$5.62 M / -	100	\$6.59 M / -	100
Vending Machines	\$33.14 K / -	100	\$157.69 K / \$452.82 K	-65	\$183.38 K / \$452.82 K	-60
Fuel Dealers	\$117.17 K / -	100	\$562.71 K / -	100	\$656.76 K / -	100
Other Direct Selling Establishments	\$90.02 K / -	100	\$433.78 K / -	100	\$507.26 K / -	100

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Calculated using Weighted Block Centroid from Block Groups

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<div> <div>Devils Lake Development Opportunity</div> <div>Listing 2426267</div> </div>						
	1 mi radius		3 mi radius		5 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
<b>Accommodation, Food Services</b>	\$2.67 M / \$5.38 M	-50	\$12.98 M / \$12.19 M	6	\$15.23 M / \$12.82 M	16
Hotels, Other Travel Accommodations	\$146.74 K / \$329.93 K	-56	\$714.12 K / \$712.16 K	0	\$838.19 K / \$801.63 K	4
RV Parks	\$1.54 K / \$3.32 K	-54	\$7.1 K / \$17.61 K	-60	\$8.2 K / \$21.15 K	-61
Rooming, Boarding Houses	\$873 / -	100	\$4.25 K / -	100	\$5.19 K / \$3.72 K	28
Full Service Restaurants	\$1.56 M / \$3.35 M	-53	\$7.6 M / \$7.96 M	-5	\$8.92 M / \$8.41 M	6
Limited Service Restaurants	\$726.31 K / \$1.76 M	-59	\$3.53 M / \$2.64 M	25	\$4.14 M / \$2.64 M	36
Special Food Services, Catering	\$232.22 K / -	100	\$1.13 M / -	100	\$1.32 M / -	100
Drinking Places	\$65.84 K / -	100	\$322.44 K / \$1.18 M	-73	\$379.61 K / \$1.32 M	-71
<b>Gasoline Stations</b>	\$2.37 M / \$10.98 M	-78	\$11.19 M / \$58.64 M	-81	\$13.01 M / \$65.63 M	-80
<b>Motor Vehicle, Parts Dealers</b>	\$4.12 M / \$10.34 M	-60	\$19.98 M / \$20.28 M	-1	\$23.47 M / \$21.51 M	8
New Car Dealers	\$3.16 M / \$7.57 M	-58	\$15.31 M / \$14.06 M	8	\$17.98 M / \$15.29 M	15
Used Car Dealers	\$325.74 K / \$243.76 K	25	\$1.58 M / \$634.2 K	60	\$1.85 M / \$634.2 K	66
Recreational Vehicle Dealers	\$61.74 K / -	100	\$311.87 K / -	100	\$371.85 K / -	100
Motorcycle, Boat Dealers	\$138.32 K / \$1.58 M	-91	\$684.86 K / \$1.6 M	-57	\$810.58 K / \$1.6 M	-49
Auto Parts, Accessories	\$262.09 K / \$946.01 K	-72	\$1.26 M / \$1.97 M	-36	\$1.47 M / \$1.97 M	-26
Tire Dealers	\$174.84 K / -	100	\$838.82 K / \$2.01 M	-58	\$980.69 K / \$2.01 M	-51
2023 Population	1,596		8,131		9,421	
2028 Population	1,610		8,079		9,389	
% Population Change 2023-2028	0.9%		-0.6%		-0.3%	
2023 Adult Population Age 18+	1,190		5,977		6,972	
2023 Population Male	811		4,095		4,796	
2023 Population Female	785		4,036		4,626	
2023 Households	748		3,572		4,066	
2023 Median Household Income	48,529		55,120		59,743	
2023 Average Household Income	81,601		82,582		85,948	



**Exhibit A. Legal Descriptions.**

**Ramsey County, North Dakota.**

Parcel: 050-0000-106-1000. T153N R64W SEC3  
TRACT LOCATED IN SE1/4SW1/4 LESS .05 A DEEDED 3 153 64 (DL/DL)  
24.9 Acres


Parcel 050-0000-105-8000. T153N R64W SEC3  
TRACT LOCATED IN S1/2SE1/4 3 153 64 (DL/DL)  
12.6 Acres

Parcel 050-0000-115-1004. T153N R64W SEC10  
NE1/4NW1/4 & OUTLOT #05-0043 LESS TRACT TO CITY 10 153 64 (DL/DL)  
39.2 Acres


050-0000-113-9000. T153N R64W SEC10  
TRACT LOC IN NW1/4NE1/4 10 153 64 (DL/DL)  
9.0 Acres

Aerial Map





**NATIONAL**  
**LAND**  
REALTY





AMERICA'S FASTEST-GROWING  
**Inc 5000**  
PRIVATE COMPANIES

Boundary Center: 48° 5' 34.95, -98° 51' 57.12


**10-153N-64W**  
**Ramsey County**  
**North Dakota**

0ft 808ft 1615ft





Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING

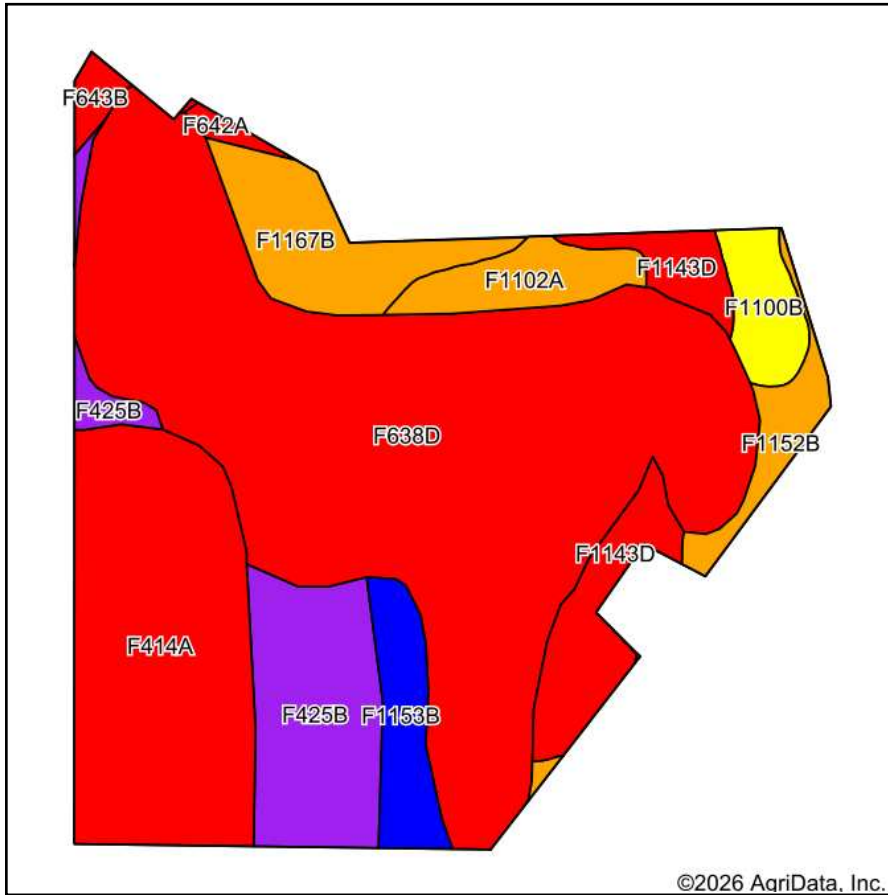
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Field borders provided by Farm Service Agency as of 5/21/2008.

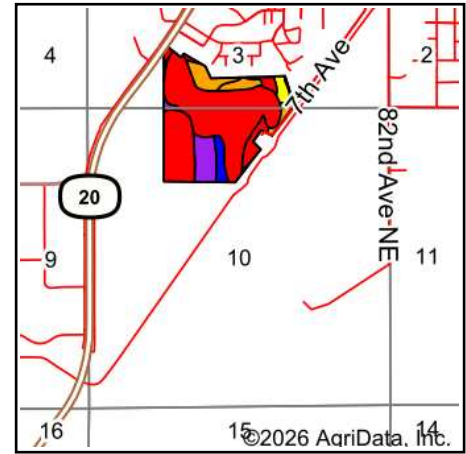
1/12/2026



# Soils Map



Soils data provided by USDA and NRCS.



State: **North Dakota**  
 County: **Ramsey**  
 Location: **10-153N-64W**  
 Township: **Creel**  
 Acres: **85.7**  
 Date: **1/12/2026**

**NATIONAL LAND REALTY**



Maps Provided By:



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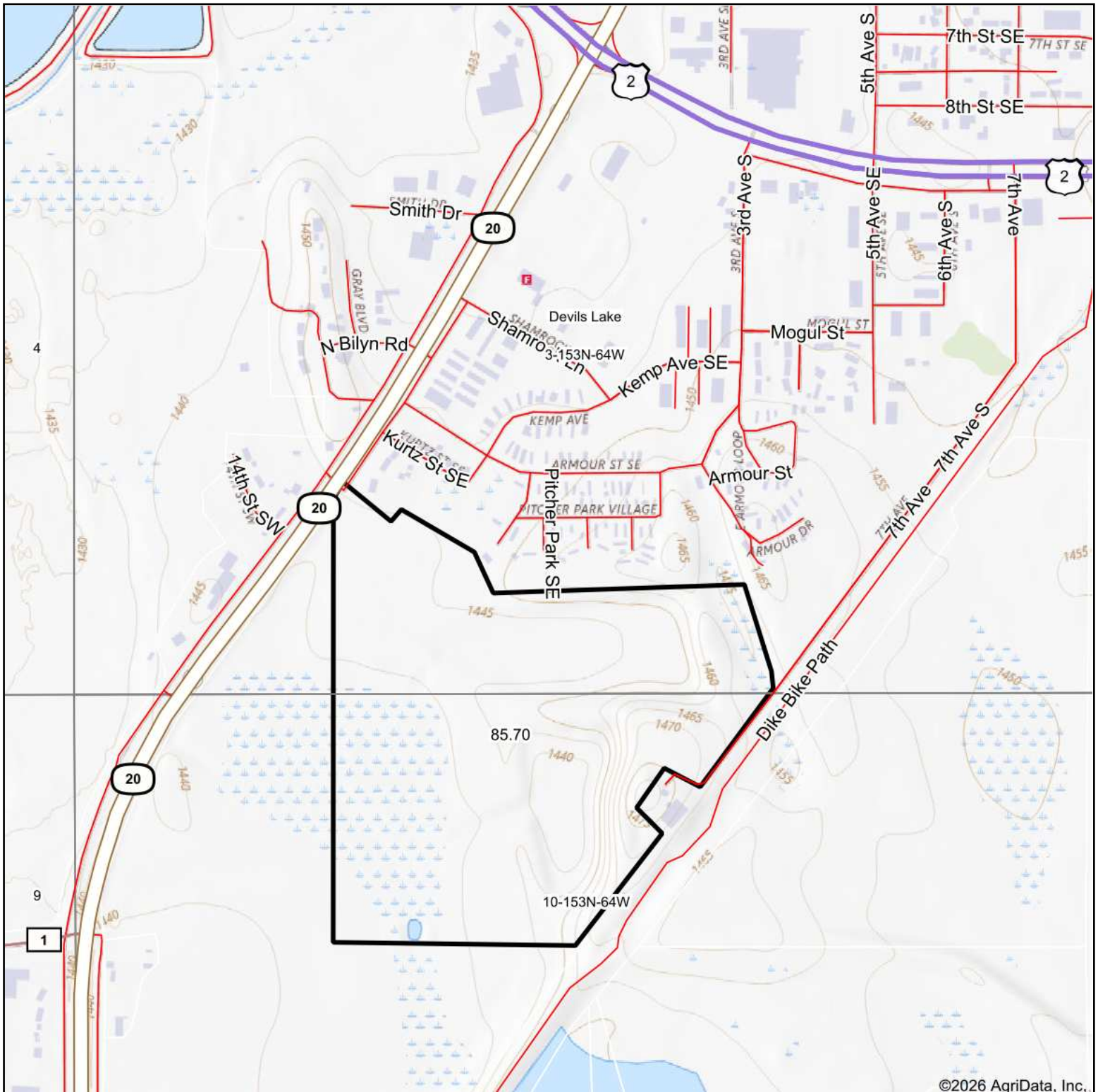
Area Symbol: ND071, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F638D	Udorthents loamy, borrow area, 0 to 15 percent slopes	42.91	50.1%		Vle	27
F414A	Lallie silty clay loam, 0 to 1 percent slopes	14.78	17.2%		IVw	27
F425B	Mauvais loam, 0 to 6 percent slopes	7.82	9.1%		Ile	52
F1143D	Buse-Barnes-Langhei loams, 4 to 15 percent slopes	4.93	5.8%		Vle	47
F1167B	Balaton-Wyard-Hamerly loams, 0 to 4 percent slopes	4.64	5.4%		Ile	74
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	2.85	3.3%		Ile	82
F1102A	Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes	2.59	3.0%		Ile	72
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	2.11	2.5%		IVe	63
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	2.04	2.4%		Ile	77
F643B	Urban land-Udorthents loamy complex, 0 to 6 percent slopes	0.65	0.8%			13
F642A	Urban land-Aquents complex, 0 to 3 percent slopes	0.38	0.4%			14
<b>Weighted Average</b>					<b>*-</b>	<b>38.1</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

# Topography Map



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**NATIONAL  
LAND  
REALTY**

Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Map Center: 48° 5' 43.42, -98° 51' 57.47

**10-153N-64W  
Ramsey County  
North Dakota**

0ft 808ft 1615ft



1/12/2026

Field borders provided by Farm Service Agency as of 5/21/2008.



# Topography Contours



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Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 1,436.3

Max: 1,484.8

Range: 48.5

Average: 1,446.0

Standard Deviation: 9.35 ft

0ft 426ft 852ft



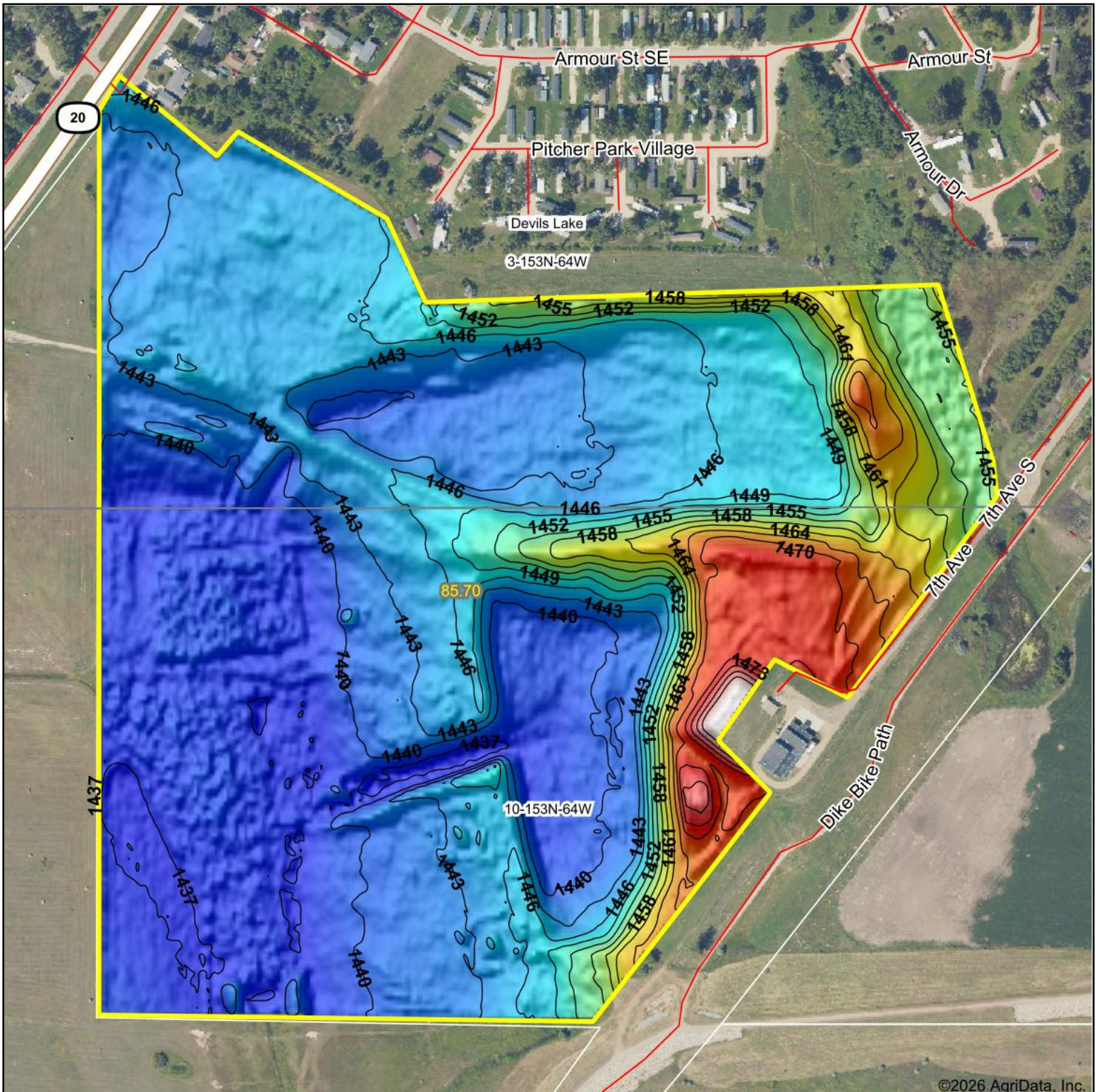
1/12/2026

**10-153N-64W**  
**Ramsey County**  
**North Dakota**

Boundary Center: 48° 5' 34.95, -98° 51' 57.12



# Topography Hillshade



©2026 AgriData, Inc.



Source: USGS 3 meter dem



Interval(ft): 3

Min: 1,436.3

Max: 1,484.8

Range: 48.5

Average: 1,446.0

Standard Deviation: 9.35 ft



1/12/2026

**10-153N-64W**  
**Ramsey County**  
**North Dakota**

Boundary Center: 48° 5' 34.95, -98° 51' 57.12

**NATIONAL**  
**LAND**  
**REALTY**

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Field borders provided by Farm Service Agency as of 5/21/2008.



4 Year Crop History



Crop Year: 2025

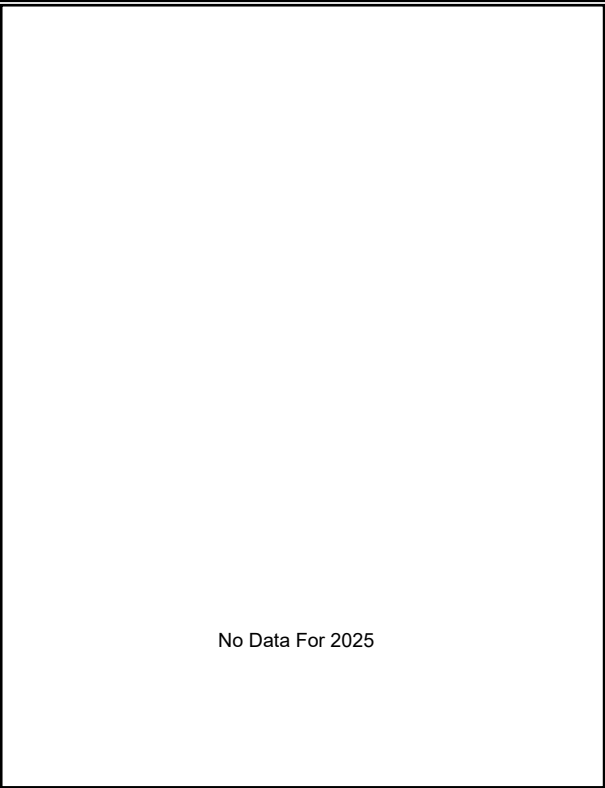
Owner/Operator:  Date: 1/12/2026

Address:  Farm Name:

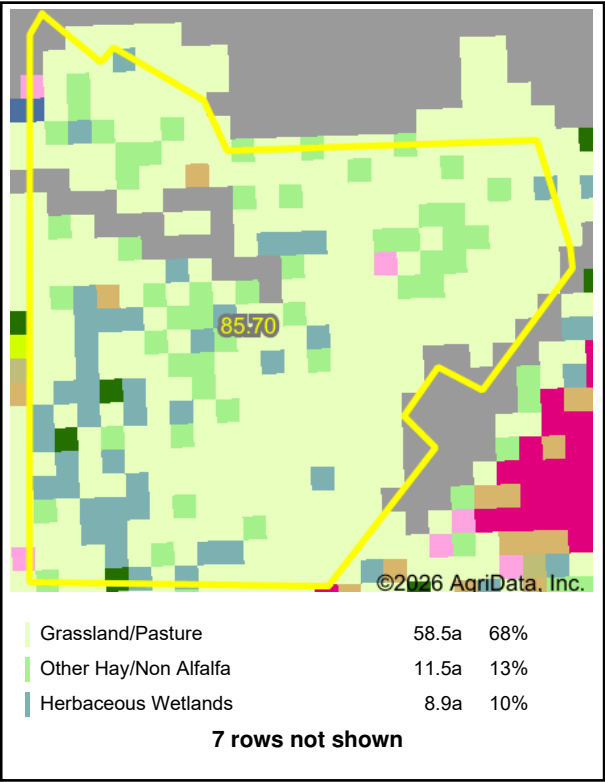
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Phone:  Acct. #:

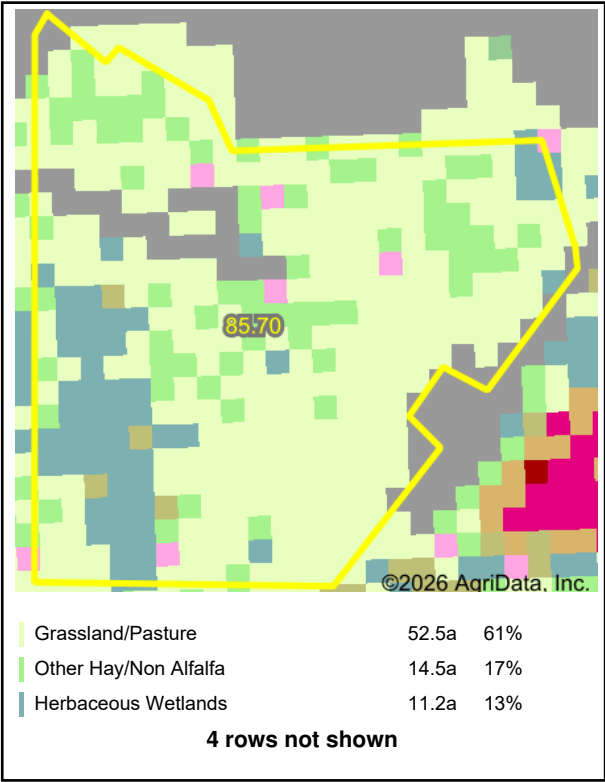
Crop Year: 2024



Crop Year: 2023



Crop Year: 2022



Boundary Center: 48° 5' 34.95, -98° 51' 57.12

State: ND County: Ramsey

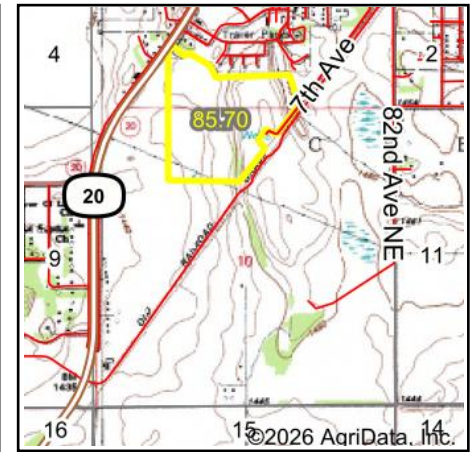
Legal: 10-153N-64W Twnshp: Creel

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.





# Wetlands Map



State: **North Dakota**  
 Location: **10-153N-64W**  
 County: **Ramsey**  
 Township: **Creel**  
 Date: **1/12/2026**

**NATIONAL LAND REALTY**



Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING  
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0ft 620ft 1239ft

Classification Code	Type	Acres
PEM1Ad	Freshwater Emergent Wetland	12.48
PEM1C	Freshwater Emergent Wetland	1.88
PABF	Freshwater Pond	0.14
Total Acres		14.50

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



## NOTES

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