



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



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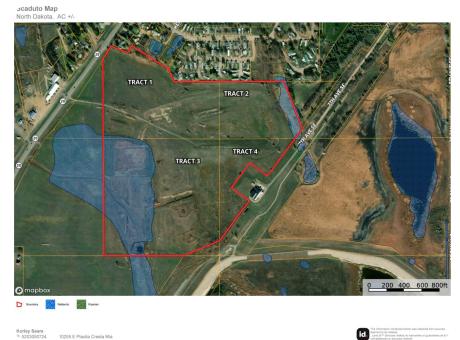
The above information is from sources deemed reliable, however the accuracy is not guaranteed.

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





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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 |
| Clothing, Clothing Accessories Stores | \$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 |
| Furniture, Home Furnishings Stores | \$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 |
| Electronics, Appliance Stores | \$352.01 K / \$18.91 K | 95 | \$1.71 M / \$337.75 K | 80 | \$2.01 M / \$337.75 K | 83 |
| Building Material, Garden Equipment, Supplies Dealers | \$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 |
| Food, Beverage Stores | \$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

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Devils Lake Development Opportunity Listing 2426267

| | 1 mi radius | | 3 mi radius | | 5 mi radius | |
|--|-------------------------|-------|-------------------------|-------|-------------------------|-------|
| | Potential / Sales | Index | Potential / Sales | Index | Potential / Sales | Index |
| Health, Personal Care Stores | \$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 |
| Sporting Goods, Hobby, Book, Music Stores | \$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 |
| General Merchandise Stores | \$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 |
| Miscellaneous Store Retailers | \$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 |
| Non-Store Retailers | \$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 |

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 |
| Accommodation, Food Services | \$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 |
| Gasoline Stations | \$2.37 M / \$10.98 M | -78 | \$11.19 M / \$58.64 M | -81 | \$13.01 M / \$65.63 M | -80 |
| Motor Vehicle, Parts Dealers | \$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



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Maps Provided By:



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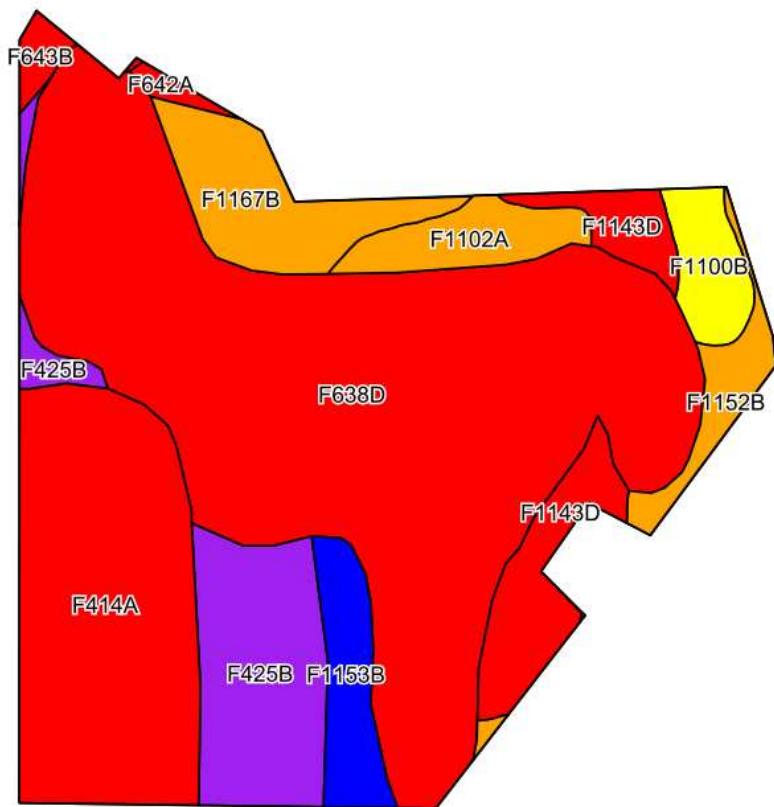
Boundary Center: 48° 5' 34.95, -98° 51' 57.12

0ft 808ft 1615ft

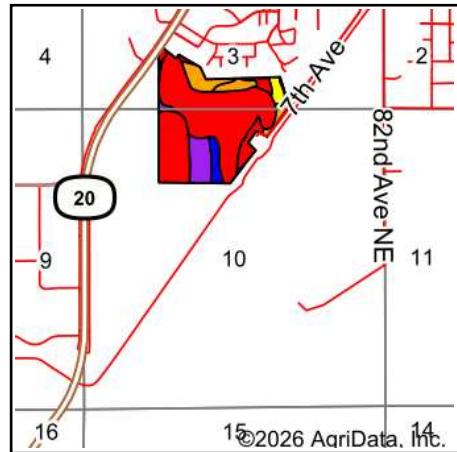
**10-153N-64W
Ramsey County
North Dakota**



Soils Map



©2026 AgriData, Inc.



State: North Dakota

County: Ramsey

Location: 10-153N-64W

Township: Creel

Acres: 85.7

Date: 1/12/2026



Maps Provided By:



Soils data provided by USDA and NRCS.

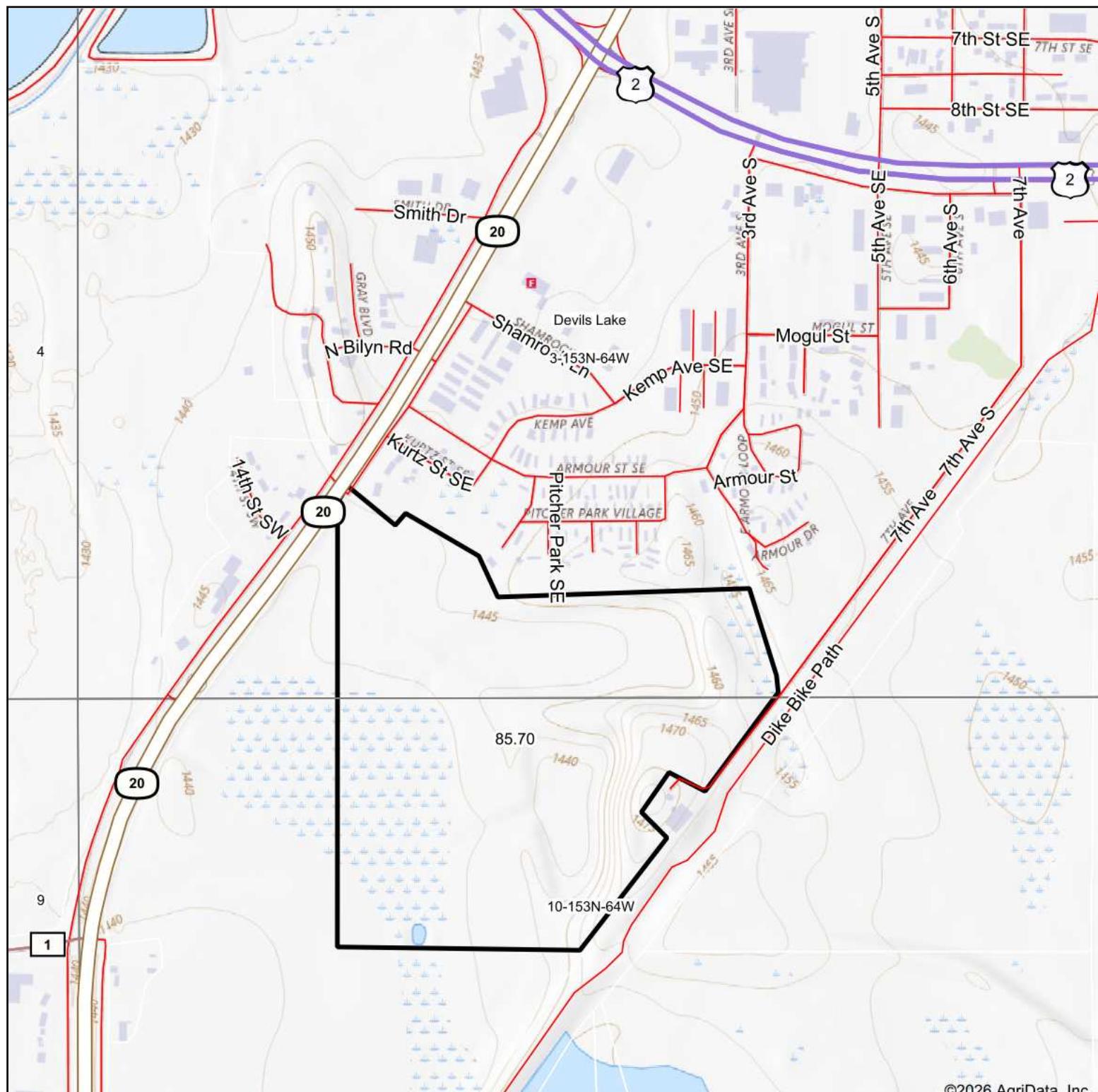
Area Symbol: ND071, Soil Area Version: 31

| 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% | Red | Vle | 27 |
| F414A | Lallie silty clay loam, 0 to 1 percent slopes | 14.78 | 17.2% | Red | IVw | 27 |
| F425B | Mauvais loam, 0 to 6 percent slopes | 7.82 | 9.1% | Purple | Ile | 52 |
| F1143D | Buse-Barnes-Langhei loams, 4 to 15 percent slopes | 4.93 | 5.8% | Red | Vle | 47 |
| F1167B | Balaton-Wyard-Hamerly loams, 0 to 4 percent slopes | 4.64 | 5.4% | Yellow | Ile | 74 |
| F1153B | Souris-Balaton-Svea loams, 0 to 4 percent slope | 2.85 | 3.3% | Blue | Ile | 82 |
| F1102A | Hamerly-Wyard-Tonka complex, 0 to 3 percent slopes | 2.59 | 3.0% | Yellow | Ile | 72 |
| F1100B | Hamerly-Tonka complex, 0 to 4 percent slopes | 2.11 | 2.5% | Yellow | IVe | 63 |
| F1152B | Balaton-Souris-Svea loams, 0 to 4 percent slopes | 2.04 | 2.4% | Yellow | Ile | 77 |
| F643B | Urban land-Udorthents loamy complex, 0 to 6 percent slopes | 0.65 | 0.8% | Red | | 13 |
| F642A | Urban land-Aquents complex, 0 to 3 percent slopes | 0.38 | 0.4% | Red | | 14 |
| Weighted Average | | | | | *- | 38.1 |

*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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surety
CUSTOMIZED ONLINE MAPPING

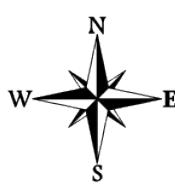
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Map Center: $48^{\circ} 5' 43.42$, $-98^{\circ} 51' 57.47$

0ft 808ft 1615ft

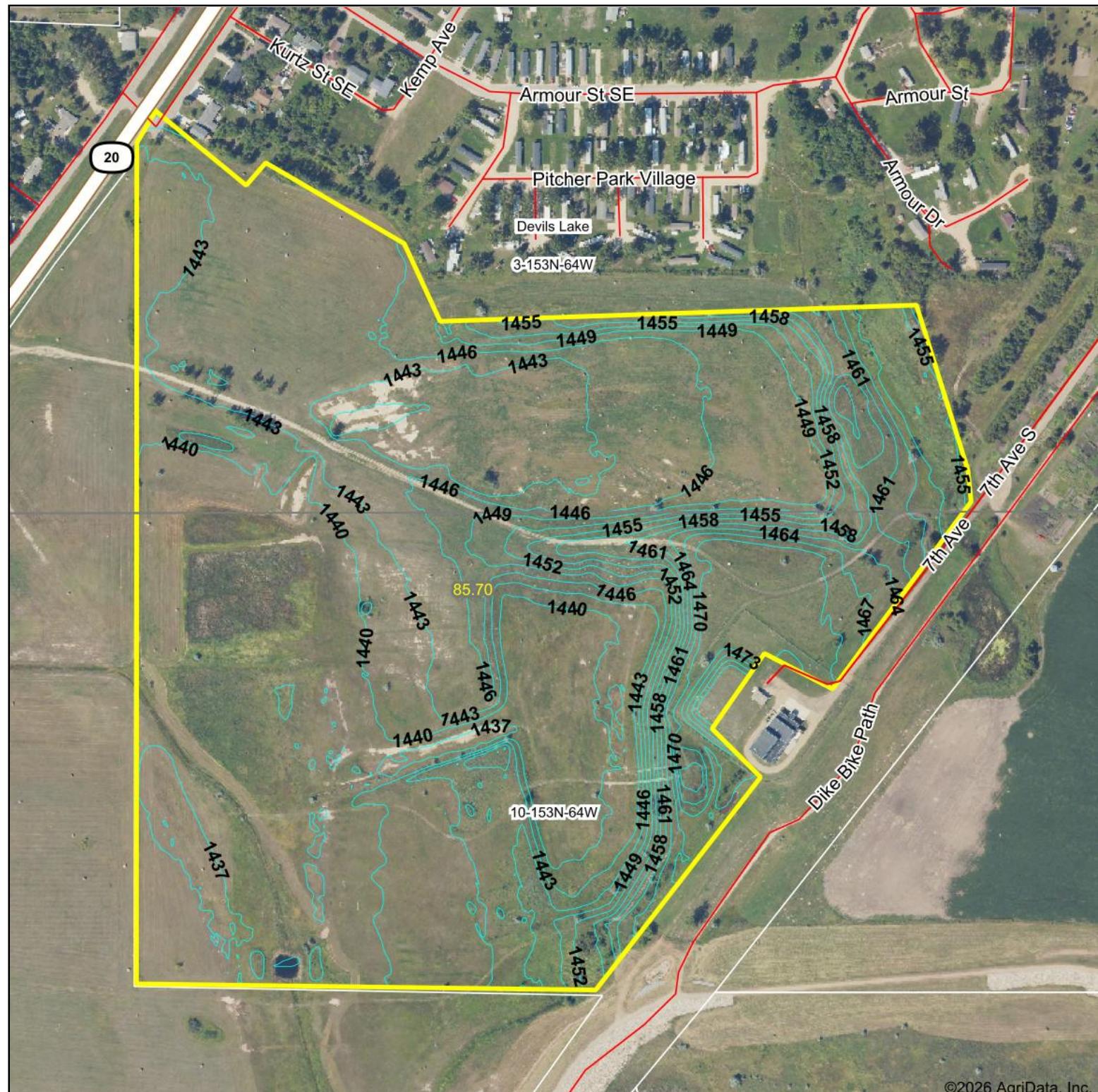
**10-153N-64W
Ramsey County
North Dakota**



1/12/2026

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

Topography Contours



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The logo for National Land Realty. It features the word "NATIONAL" in blue capital letters at the top, "LAND" in large green capital letters in the center, and "REALTY" in brown capital letters at the bottom. A thin green line curves behind the "A" in "LAND" and the "T" in "REALTY". A registered trademark symbol (®) is located to the right of the "Y" in "REALTY".



Maps Provided By



© AgriData, Inc. 2025

Field borders provided by Farm Service Agency as

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

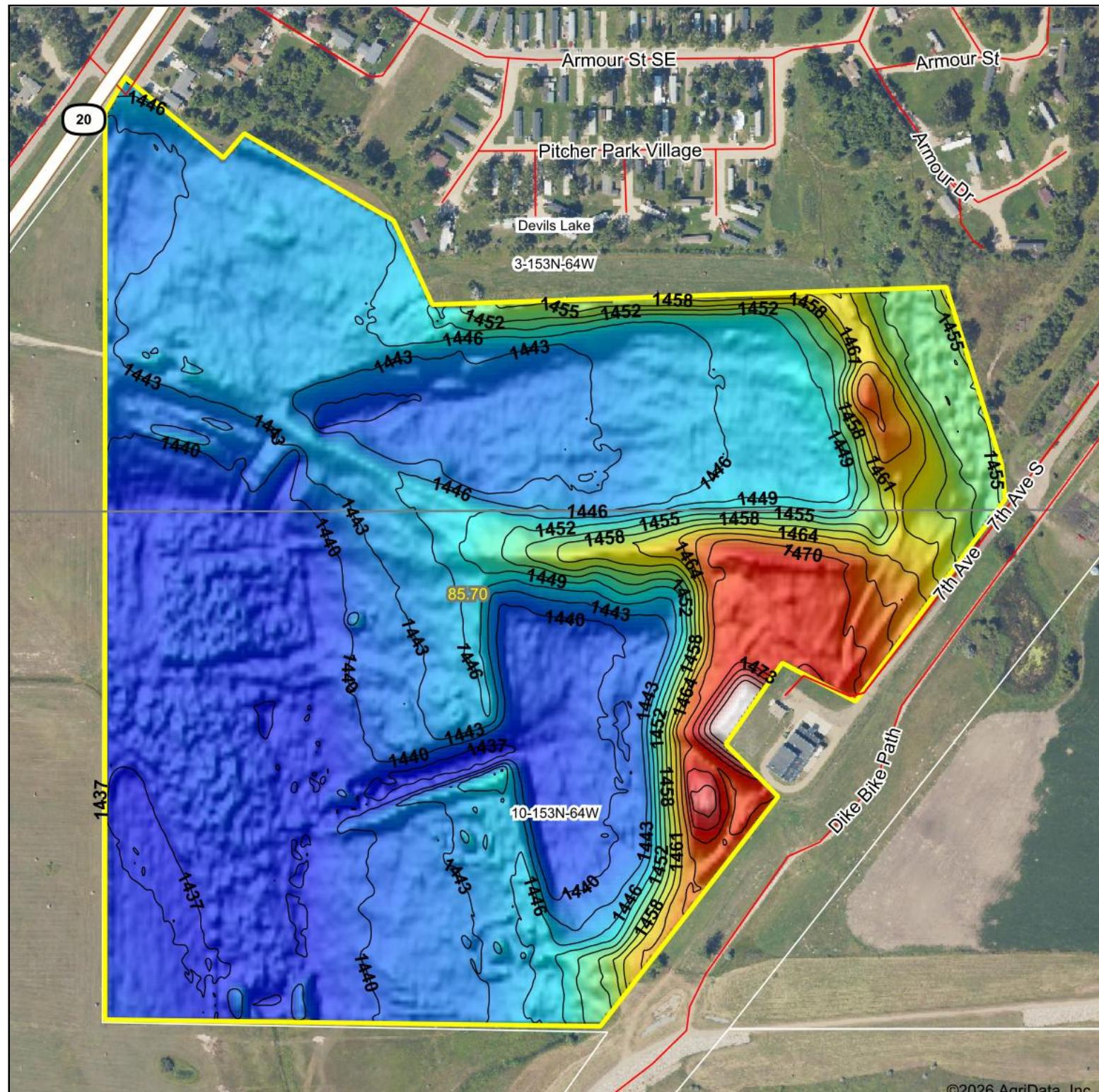


10-153N-64W
Ramsey County
North Dakota

1/12/2026

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

Topography Hillshade



Low Elevation High

Source: USGS 3 meter dem

0ft 396ft 792ft

Interval(ft): 3

Min: 1,436.3

Max: 1,484.8

Range: 48.5

Average: 1,446.0

The logo for National Land Realty. It features the word "NATIONAL" in blue capital letters at the top, "LAND" in large green block letters in the center, and "REALTY" in brown capital letters at the bottom. A thin diagonal line runs from the bottom left of "LAND" towards the top right of "REALTY".



Maps Provided By:

The logo for surety, featuring a blue globe icon on the left and the word "surety" in a large, bold, blue sans-serif font with a registered trademark symbol. Below "surety" is the tagline "CUSTOMIZED ONLINE MAPPING" in a smaller, blue, all-caps sans-serif font.

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

10-153N-64W
Ramsey County
North Dakota

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

4 Year Crop History



Crop Year:

Owner/Operator:

Date:

Address:

Farm Name:

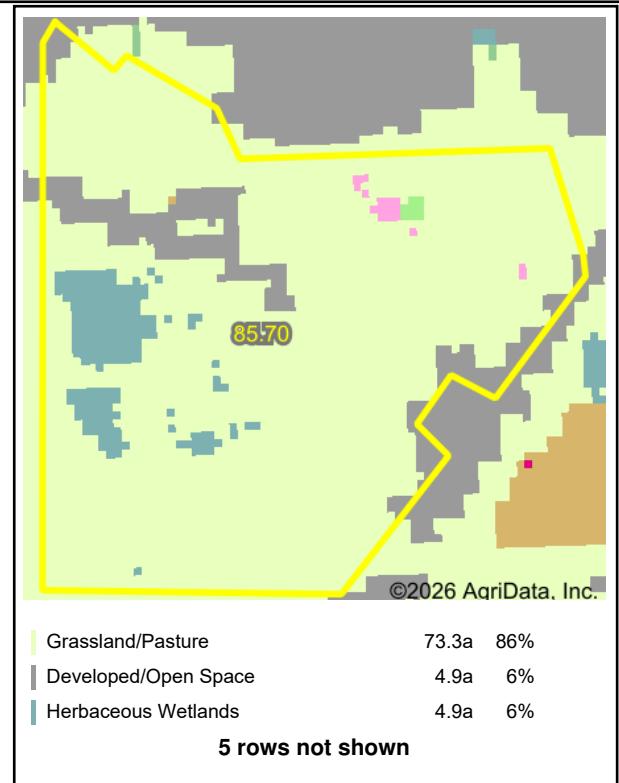
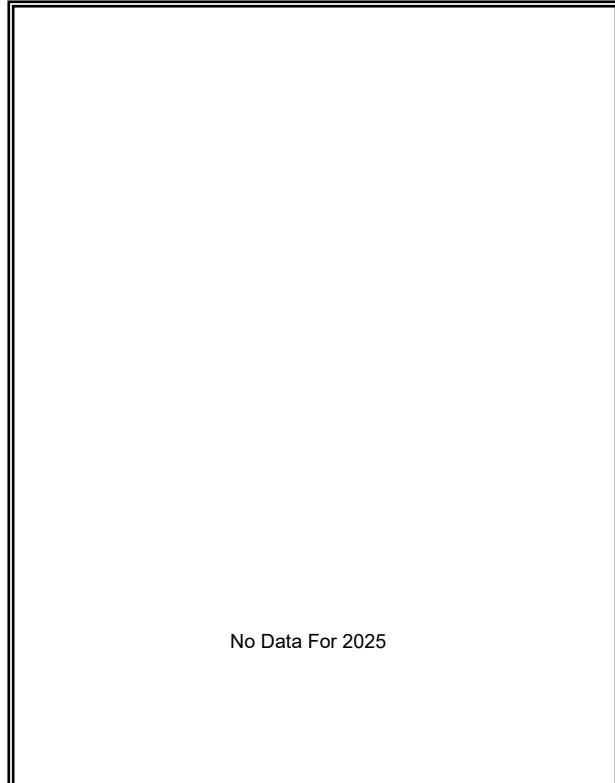
Address:

Field ID:

Phone:

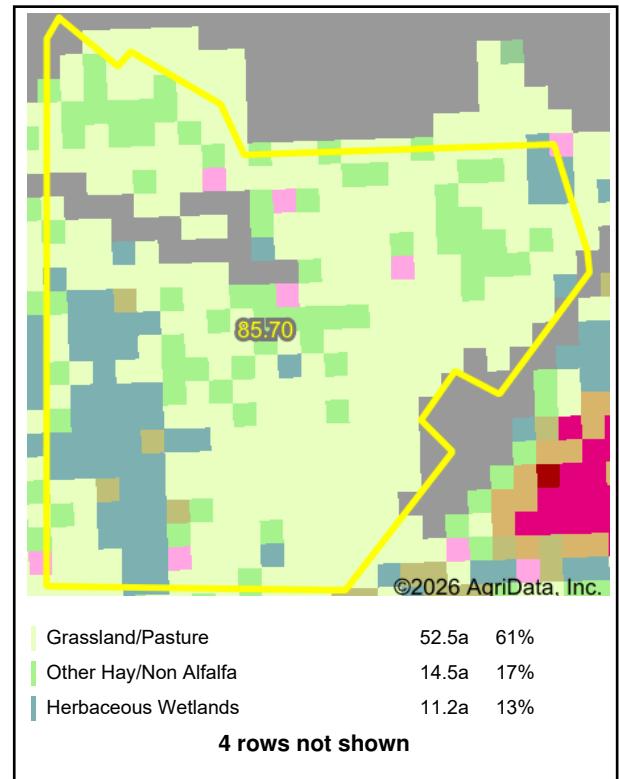
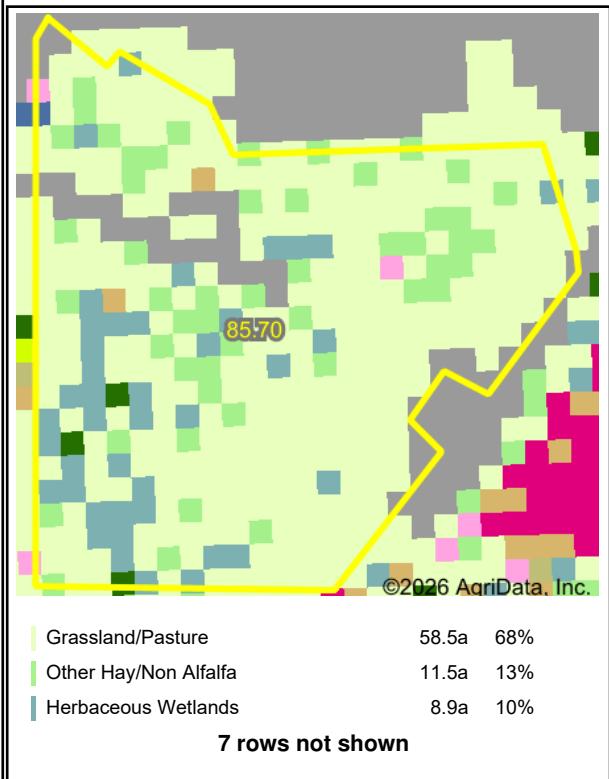
Acct. #:

Crop Year:



Crop Year:

Crop Year:



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

State: ND

County: Ramsey

Legal: 10-153N-64W

Twnshp: Creel

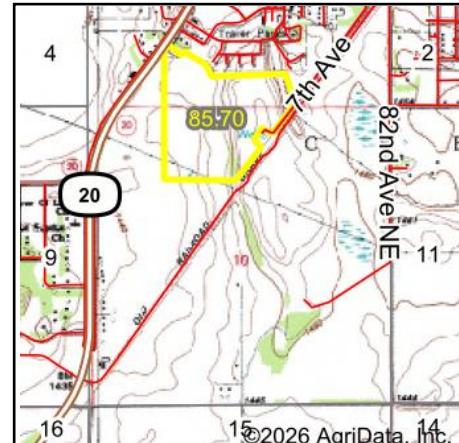
Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



Maps Provided By:

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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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| 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. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

