KNUTSON COMMERCIAL

9861 Highway 1804 N | Bismarck, ND 58503

PROPERTY ASSETS OVERVIEW

9861 Highway 1804 N

74.88 acres + 47.11-acre option | Turnkey horse boarding operation | Bismarck, North Dakota | $6,400,000

74.88 acres	**3** Parcels	**37,084** Heated Sq Ft	**27** Heated Stalls
20,000 SF Indoor Arena	**6,000** SF Primary Home	**9,600** SF Shop Space	

Property Overview

This state-of-the-art equine facility is located just north of Bismarck off Highway 1804 N with a paved driveway leading to the barn and guest parking. The property spans 74.88 acres on a single parcel, with an option to purchase an additional 47.11 acres across two adjacent parcels. The estate includes a 6,000 SF primary residence, the region's largest privately operated indoor arena (100' x 200'), two heated barns with a combined 27 stalls, two shops, multiple outdoor pens and pastures, and a full complement of business equipment. The facility was purpose-built with horse comfort and operational efficiency as the guiding design principles.



Aerial site map identifying buildings and key features across the 74.88-acre property (47.11-acre option available).

Cam Knutson | 701.712.8700 | cam@knutsonteam.com

Jessica Knutson, CCIM | 701.712.8100 | jessica@knutsonteam.com

Land & Parcels

Parcel	PID	Acreage	Zoning	2025 Taxes
Main Homestead (74.88 Ac)	23-140-81-00-26-600	74.88 Ac	SFR - Residential	$12,529.47
OPTIONAL PURCHASE				
Secondary Homestead (40 Ac)	23-140-81-00-26-601	40.00 Ac	SFR - Residential	$2,138.62
West Parcel (7.11 Ac)	23-140-81-00-27-801	7.11 Ac	Agricultural (NEC)	$4.86

The property features approximately 60 acres of open pasture with rotation capability, multiple fenced paddock areas, and 3 smaller summer turnout pastures. All pasture fencing uses 4-strand smooth wire with electrifiable top wire. Smaller pastures use woven fencing.

Facilities & Structures

Building / Structure	Dimensions	Sq Ft	Year	Key Features
Primary House + 4-Stall Garage		6,000 + 1,600	2004	5 BR, floor heat throughout, central AC, dual heat (electric/propane), central vac, 2 fireplaces, game room w/bar, composite deck, fire pit
Indoor Arena	100' x 200'	20,000	2004	Steel frame, insulated/finished, dual heat (propane + electric), LED lights, sound system w/wireless intercom, sprinkler system, galvanized cable fencing
Main Barn (15 Stalls)	170' x 47'	~8,000	2004	15 heated stalls w/auto water, drain field system, tack room (30-saddle capacity), lounge w/kitchenette overlooking arena, vet room w/stocks, wash bay, bathroom, hay storage (~500 bales)
South Barn w/Hay Loft (12 Stalls)	42' x 102'	4,284 + loft	2013	12 heated stalls, same drain system, hay loft (~1,500 bales), grain room w/SS counter, office/tack room, bathroom, boiler heat
Pavilion	70' x 30'	2,100	2020	8 horse pens + narrow pens, galvanized 6-rail panels, auto water, graded drainage, adjacent manure dump
Heated Shop	60' x 80'	4,800		Split layout: humidity-controlled side + floor-drain wash side, electric heat, RV plug-ins, water hookups, 220 outlet
Cold Storage Shop	50' x 80'	4,000		Concrete floor, LED lights, uninsulated, equipment/attachment storage, 220 plug-ins
Hay Storage / Run Building	56' x 50'	2,800		Half square-bale storage (dirt floor), half 4 individual runs w/shelter overhangs, auto water, hydrant
Outdoor Arena	200' x 230'	46,000		White PVC 3-rail fencing, 2 patient poles, hitching post area, sloped for fast drainage, valley views
Hoop Structure	100' x 32'	3,200		Dirt floor, general-purpose shelter/storage
Pasture Shelters (5 total)	Various	~2,900		Big pasture shelter (40x40), north pasture (12x30), south group run (12x30), mobile shelter (12x24), 2 unfinished frame shelters

Category	Total Sq Ft
Heated Facilities (barns, arena, shops, homes)	**37,084 SF**
Cold Storage	**4,000 SF**
Covered Shelters & Hoop	**~8,196 SF**
Outdoor Arena	**46,000 SF**

Facility Details

Primary Residence — 6,000 SF | Built 2004

The main house features brick front and steel siding, 5 bedrooms, and a 1,600 SF heated 4-stall garage with in-floor heat. The main level includes a spacious kitchen with oversized island, gas cooktop, double oven, and custom cabinetry opening to a dining area and composite deck with metal railing. The living room offers hardwood borders and a corner gas fireplace. Downstairs includes a full entertainment space with built-in bar, wine fridge, game area, two additional bedrooms, and walk-out access. The home has central air, dual heat (electric and propane), in-floor heat on both levels, a central vacuum system, two electric fireplaces, and closets with automatic lighting. An extensive sprinkler system covers the yard and rock beds.

Indoor Arena — 20,000 SF (100' x 200') | Built 2004

Steel-frame construction with concrete footers beneath each beam. Fully insulated and finished interior with dual heating (propane + 8 electric heaters). Equipped with galvanized cable fencing around the full perimeter, fans, LED lighting, a sound system with wireless intercom earpieces for clinicians, and an automated sprinkler system on a timer. Two oversized exterior garage doors and one internal garage door connect directly to the main barn. The main barn's boiler system provides multi-zone floor heat throughout the connected spaces.

Main Barn — ~8,000 SF | 15 Heated Stalls | Built 2004 (south addition 2013)

Each of the 15 stalls has automatic waterers, metal window bars, and an automated light timer system designed to manage equine coat growth. The drainage system beneath each stall consists of 6-8 inches of rock over 16-18 inches of sand topped with a stall sheet, allowing urine to drain through and be pressure-washed each spring. The barn includes fans and an exhaust system, interlocking rubber mat alleys extending to the arena, and a wash bay with adjustable warm-to-hot water. The tack room holds 30 saddles on six custom racks. Additional amenities include a laundry area, bathroom, storage for ~500 small square bales, a separate grain room with dual garage door access, a veterinary room with stocks and collection mounts (rubber matted), and 10 wood lockers in the 2013 south addition. The lounge overlooks the arena and features a kitchenette with hickory cabinets, on its own heating zone for added comfort during events and clinics.

South Barn w/Hay Loft — 4,284 SF + Loft | 12 Stalls | Built 2013

Twelve heated stalls with the same rock/sand/stall-sheet drainage system. Includes 8 stalls at 12'x15' and 4 smaller stalls with solid dividing walls and windows on most. Boiler-heated with exhaust and automated lighting. Features a grain room with stainless steel counter, bathroom with utility sink, a small office/tack room with its own heating zone, and a hay loft accessible by internal staircase storing approximately 1,500 small square bales with drop doors over most stalls. Exterior pens with HiQuil panels and automatic waterers, plus a concrete manure dump.

Outdoor Pens, Pastures & Runs

The property includes extensive outdoor infrastructure: a 70'x30' pavilion with 8 pens (galvanized 6-rail 80-gauge panels), 6 group run pens (~60' wide x 200' long) behind the south barn with shelters and custom double round-bale feeders, individual runs off the hay storage building, and multiple additional pen areas with HiQuil panels and automatic Ritchie waterers throughout. Pastures total approximately 60 acres of open grazing with rotation capability across north and south sections, each with shelters and automatic water. Three smaller summer turnout pastures are accessible

south of the group runs. Pens are graded for fast drainage.

Heated Shop — 4,800 SF (60' x 80')

Split down the middle: the west side has humidity control; the east side includes floor drainage for washing equipment and vehicles inside. Electric heat, fans, water hookups on both sides, 220 outlet, and RV/living quarter trailer plug-ins on the east side.

Cold Storage — 4,000 SF (50' x 80')

Concrete floor, LED lighting, and 220 plug-ins. Uninsulated and used for equipment, attachments, and supplies.

Outdoor Arena — 46,000 SF (200' x 230')

Enclosed with white PVC 3-rail fencing, 2 patient poles, and a hitching post area. Graded and sloped for rapid drainage. Situated overlooking the valley with views that are especially scenic in autumn.

DISCLOSURE: This information has been obtained from sources considered reliable; however, no guarantees, express or implied, are provided regarding accuracy. All square footage, taxes, assessments, income, and expense figures are approximate. Buyers or tenants are advised to conduct independent investigations.