

FOR SALE

PREMIERE EQUINE ESTATE AND BUSINESS



9861 Highway 1804 N
Bismarck, ND 58503
\$6,400,000

FEATURING:

6,000 SF residence plus guest house.

Multiple heated shops; Including a 20,000 SF indoor arena and 27 spacious horse stalls.

Over 160 acres included across 3 parcels

PROPERTY MAP

18004

PROPERTY ENTRANCE

PRIMARY HOUSE
6000 SF

50'x80'
COLD SHOP

RENTAL HOUSE
1250 SF

INDOOR ARENA
100'x200'

MAIN BARN w/
LOUNGE

HAY STORAGE

70'x30'
PAVILLION

SOUTH BARN w/
HAY LOFT

60'x80'
HEATED SHOP

200'x230'
OUTDOOR
ARENA

PARCELS

7.11
AC

1804

40 ACRES

114.88 ACRES



20,000 sf
Indoor Arena



Scan to view 360 degrees!



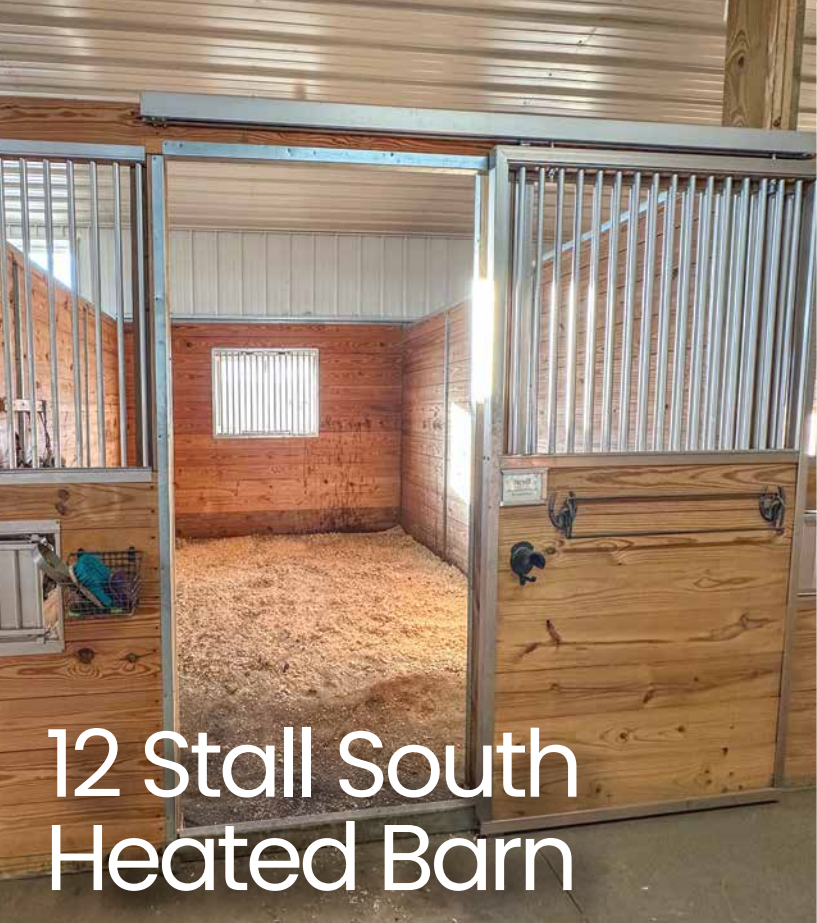
This 100' x 200' attached indoor arena is constructed with a steel frame and concrete footers beneath each steel beam for solid support. Inside, the arena is insulated and finished, offering a comfortable environment year-round. It features two heating systems: propane heaters and eight electric heaters currently in use. Enclosed by galvanized fencing with cable around the perimeter, the arena is fully equipped with fans, LED lighting, and a sound system with wireless intercom earpieces for clinicians during clinics. There's an automated sprinkler system for efficient watering. The main barn includes a boiler with multiple zones for heated flooring, enhancing comfort and functionality throughout the space.



15 Stall Main Heated Barn

The main barn features 15 heated stalls, each equipped with automatic waterers and metal bars covering the windows for safety. An automatic light timer system helps prevent horses from growing a winter coat. Beneath each stall, the drainage system consists of 6-8 inches of rock over 16-18 inches of sand topped with a stall sheet designed to allow urine to drain through to the ground. Each spring, the stalls are pressure washed to maintain this drainage system. The barn is kept fresh with fans and exhaust fans, and the alley is lined with interlocking rubber mats extending all the way to the indoor arena. The wash bay offers adjustable warm to hot water for comfortable bathing.





12 Stall South Heated Barn



The 12-stall barn is designed with a similar drainage system as the main barn, featuring rock and sand layers topped with stall sheets that allow urine to drain effectively. It includes eight 12x15 stalls and four smaller stalls, each with solid walls, and windows for all but three stalls. The barn has an exhaust and automated lighting timer system to prevent horses from growing a winter coat. At the back is a garage door with a full-length matching stall door. Adjacent is a grain room with a stainless steel counter and tool storage. The 10-foot-wide alley offers ample storage space. Heating is provided via a boiler, with a utility room and bathroom located beneath the staircase, which leads to a hay loft storing approximately 1,500 small square bales, with doors over most stalls for easy bale dropping. There is also a small heated room suitable as an office or tack room. Outside pens equipped with HiQuil panels and automatic waterers are accessible, with a hydrant nearby and a concrete manure dump for stall and pen cleaning.





6,000 sf Living Quarters
w/ 4-Stall Garage



Spacious 6,000 square foot home with 5 bedrooms, an entertainment/game room with a bar, a playroom and the perfect work area for every hobbyist. The property includes a 1,600 sq ft heated garage with four stalls and in-floor heat throughout. Features include central air conditioning, electric and propane heat, a central vacuum system, two electric fireplaces, and closets with automatic lights. Enjoy the large composite deck and outdoor firepit area—great for relaxing or hosting friends and family. This home combines comfort, modern features, and plenty of space for living and entertaining.





1,250 sf Guest Quarters
w/ 2- Stall Garage



Built in 2005, this single-level guest house features two bedrooms, a full bath, and a convenient half bath in the laundry room. The open floor plan combines living, dining, and kitchen areas, with a kitchen island, ample storage, fridge, electric stove/oven, and garbage disposal. Sliding glass doors lead to a concrete roof patio perfect for outdoor relaxation. The attached heated two-stall garage includes a drain system for each stall. Utility room houses the hot water heater, boiler, and soft water system. The patio area features a decorative rock bed complementing the main house landscaping.

Additional Features Include:



60'x80' Heated Shop with
Leased Gas/Diesel Tanks



50'x80' Shop
Cold Storage



200'x230'
Outdoor Arena



DISCLOSURE

This information has been obtained from sources we consider reliable; however, we do not provide any guarantees, express or implied, regarding its accuracy. All details regarding square footage, taxes, special assessments, income, and expenses are approximate. Buyers or tenants are advised to conduct their own independent investigations and base their decisions on those findings.

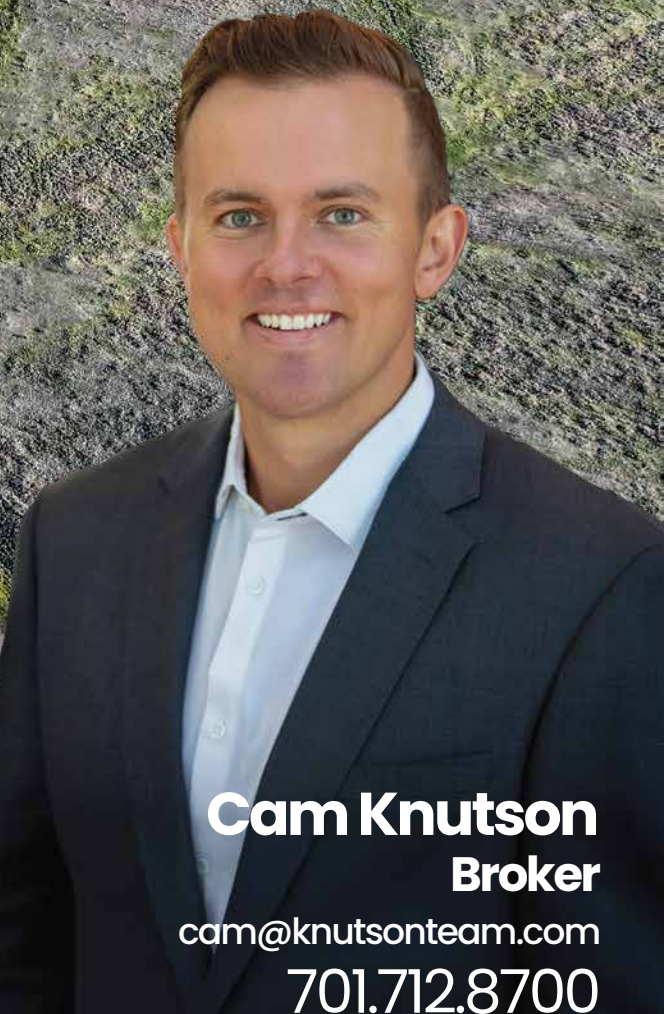


9861 HIGHWAY 1804 N FOR SALE



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**INQUIRE
TODAY**



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