



**Located in** the NorthEast Quarter {NE 1/4} of Section 32, Township 133 North, Range 47 West of the 5th Principal Meridian, Richland County, North Dakota. Lot 4, Block 1 of the Replat of Northside Industrial Park Addition to the City of **Wahpeton, North Dakota. Zoned I-2 Heavy Industrial.** OtterTail Power substation located in NE corner.

Boundaries: 15th Street North on the West, 25th Avenue North to the North, Red River Valley & Western Railroad on the East edge, and Building 10 and WCDC property along the South border.

Size of space: 32.11 Acres +/- Price per Acre: **\$20,000/acre**

**Contact:** Jane P. Priebe, CEcD, Director

Wahpeton Economic Development, City Hall

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There is a Right of First Refusal on this parcel.

A development plan is required with purchase offer.

