

MIDWEST LAND GROUP PRESENTS

697 ACRES IN

RAMSEY COUNTY NORTH DAKOTA



73RD AVE. NE, DEVILS LAKE, ND 58301

MIDWEST LAND GROUP IS HONORED TO PRESENT

WATERFOWL AND UPLAND PARADISE ON THE SHORES OF LEGENDARY DEVILS LAKE

North Dakota is regarded as the finest destination in the nation for world-class waterfowl and upland hunting. This is your opportunity to own an exclusive slice of Devils Lake paradise featuring over 6,000 feet of shoreline marsh, plus two islands just offshore from the main parcel. An interesting component of the primary parcel, which encompasses approximately 155 acres, is an interior pond accessible from the main lake with a mud-motor-powered duck boat. Think of it as a convenient pothole for migrators when the main-lake surf makes roosting and feeding uncomfortable or impossible.

The story of how Devils Lake swallowed up 10,000s of previously productive farmland in the early 90s is worth some research—it's a sad yet interesting story, indeed. Now the lake levels are adequately managed, eliminating the risk of future flooding. The result is a tremendous amount of exceptional nesting and migrating habitat for countless species of ducks, geese, and, of course, pheasants.

Devils Lake covers up to 160,000 surface acres and is considered among the greatest walleye fisheries on the planet—hard boat ramps are numerous and within easy reach. Yellow perch and white bass are also available and abundant, which only adds to the angling experience. The ice fishing tops the fishing bucket lists for many traveling anglers, making it a year-round destination.

The property is located only 10 minutes from the Devils Lake community, which offers all the amenities required by resident and traveling hunters and anglers, including hotels, gas stations, groceries, restaurants, lumber yards, and more. The property's main access point is an easy 100 miles west of Grand Forks, 100 miles north of Jamestown, 170 miles from Bismarck and Fargo, and 120 miles east of Minot.

Five total parcels comprise the 697 +/- deeded acres of previously non-flooded farm ground, but the primary land measures about 155 acres; factor in the two islands for approximately 180 acres. Annual taxes for all five parcels totaled \$231 for 2026. There is also a USFWS easement to protect the property's wetlands.

Legendary North Dakota offers superb outdoor and lifestyle opportunities—this is your chance to become fully invested in an improved quality of life and year-round fun.



PROPERTY FEATURES

COUNTY: **RAMSEY** | STATE: **NORTH DAKOTA** | ACRES: **697**

- World-class waterfowl and upland hunting
- Top-shelf walleye, perch, and white bass fishing on Devils Lake
- 6,000 + feet of shoreline
- 697 +/- deeded acres
- 155 functional acres
- Tremendous waterfowl habitat
- Abundant pheasants
- USFWS Wetland Protection Easement
- Lots of nearby boat ramps
- 170 miles from Bismarck and Fargo, 100 miles from Grand Forks and Jamestown
- 10 miles from Devils Lake, local eateries, and conveniences
- Low annual tax rate



6,000+ FEET OF SHORELINE

This is your opportunity to own an exclusive slice of Devils Lake paradise featuring over 6,000 feet of shoreline marsh, plus two islands just offshore from the main parcel.



697 +/- DEEDED ACRES

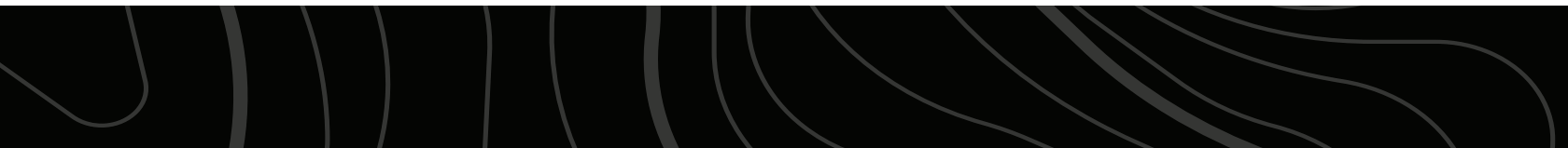


155 FUNCTIONAL ACRES



WATERFOWL AND UPLAND HUNTING

The property features abundant native grasses and security cover offering a tremendous amount of exceptional nesting and migrating habitat for countless species of ducks, geese, and, of course, pheasants.

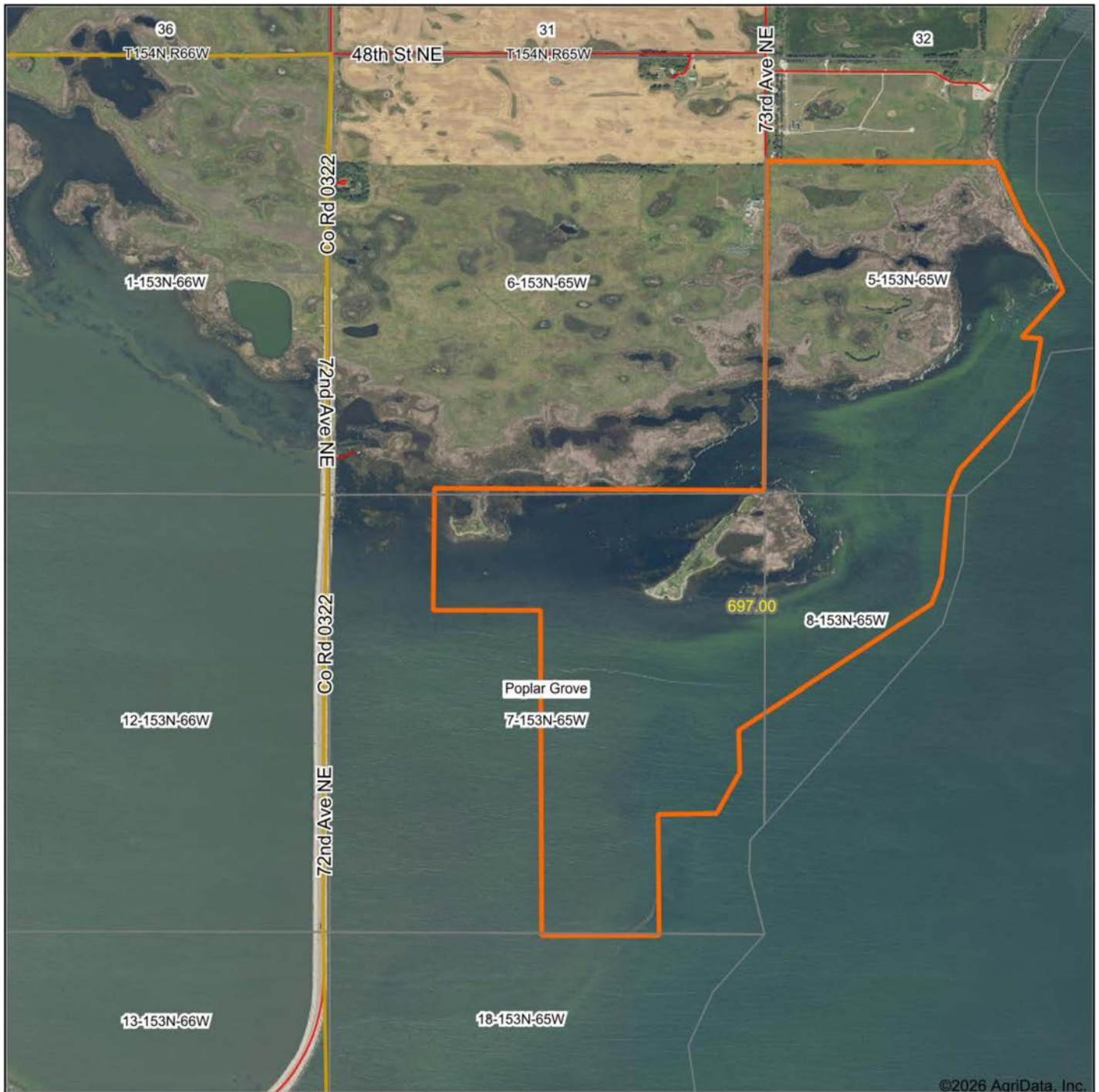


INTERIOR POND

An interesting component of the primary parcel, which encompasses approximately 155 acres, is an interior pond accessible from the main lake with a mud-motor-powered duck boat. Think of it as a convenient pothole for migrators when the main-lake surf makes roosting and feeding uncomfortable or impossible.



AERIAL MAP



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Boundary Center: 48° 5' 29.62, -99° 2' 59.64

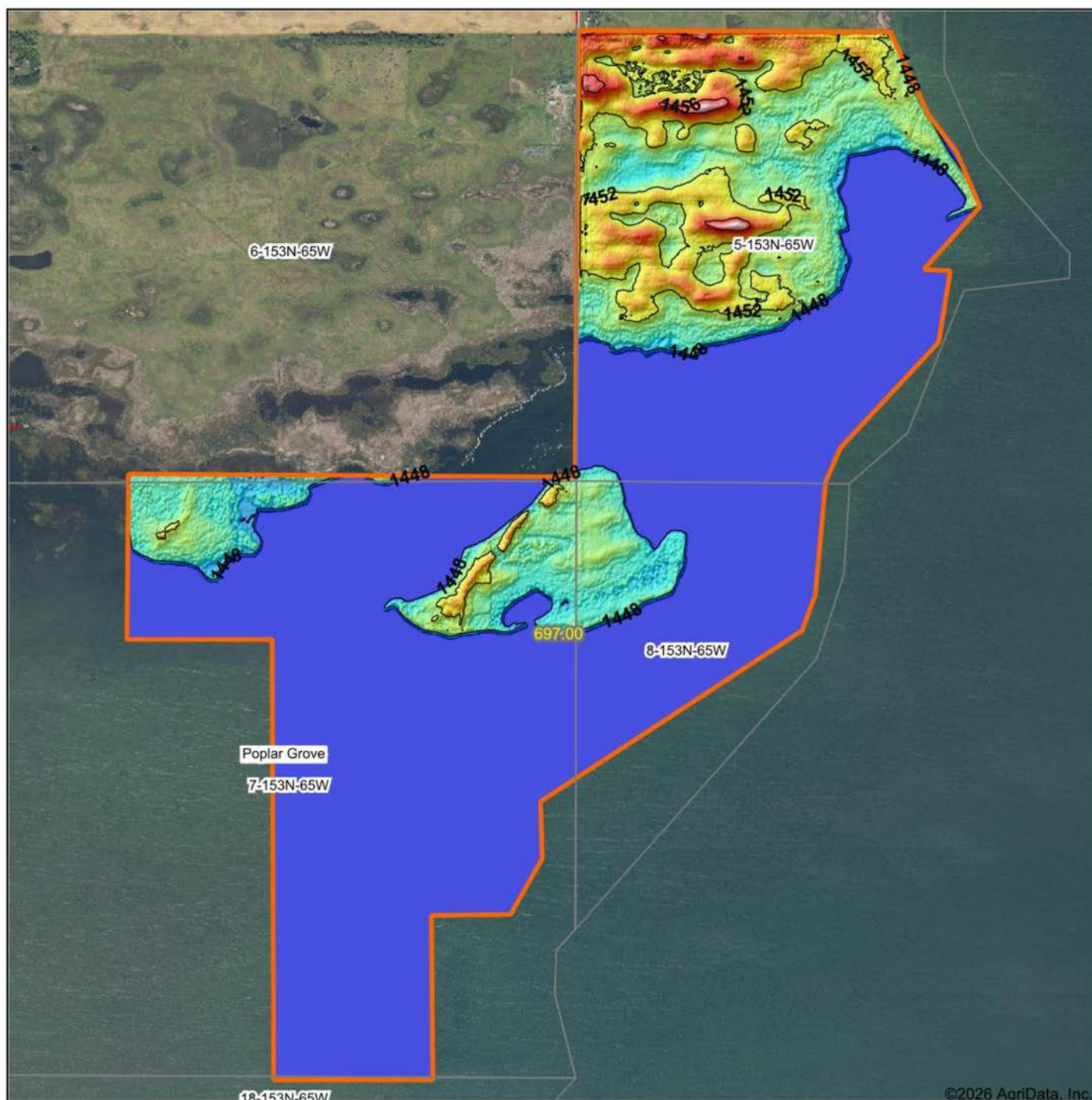
0ft 1868ft 3736ft

7-153N-65W
Ramsey County
North Dakota



9/16/2026

TOPOGRAPHY MAP



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Low Elevation High



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Source: USGS 3 meter dem

Interval(ft): 4

Min: 1,446.1

Max: 1,458.9

Range: 12.8

Average: 1,448.1

Standard Deviation: 2.62 ft

0ft 1384ft 2768ft



9/16/2026

7-153N-65W
Ramsey County
North Dakota

Boundary Center: 48° 5' 29.62, -99° 2' 59.64

WETLANDS MAP



State: **North Dakota**
 Location: **7-153N-65W**
 County: **Ramsey**
 Township: **Poplar Grove**
 Date: **9/16/2026**



Maps Provided By:
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0ft 2056ft 4113ft

Classification Code	Type	Acres
L2ABH	Lake	265.12
L1UBH	Lake	258.56
PEM1F	Freshwater Emergent Wetland	44.98
L2ABF	Lake	40.45
PEM1C	Freshwater Emergent Wetland	33.21
PABF	Freshwater Pond	1.10
PFO1C	Freshwater Forested/Shrub Wetland	0.58
PEM1A	Freshwater Emergent Wetland	0.24
Total Acres		644.24

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

AGENT CONTACT

Thomas Allen has spent over four decades pursuing life in the great outdoors, which created a deep appreciation for the land and the opportunities it provides. Born in Wisconsin and raised in Eastern Iowa, he grew up exploring creeks, catching catfish, and learning every detail of the timber that surrounded him. Those early adventures led to a lifelong passion for bass and muskie fishing, and especially hunting spring turkeys and Midwestern whitetails. He has since chased gobblers across 15 states, but what he values most are the memories made in the field with his family.

Now living in Brainerd, Minnesota, Thomas and his wife, Kathryn, have been married since 2003 and share two children, Tommy and Taylor, who are both lethal spring turkey hunters. God, family and the Midwestern outdoors are top priorities for the Allens.

Before joining Midwest Land Group, Thomas built a 20-year career as an outdoor media and communications specialist, having held editor chairs at *The Iowa Sportsman*, *North American Fisherman*, *Bassmaster/B.A.S.S. Times* magazines—and most recently at *In-Fisherman* based out of Brainerd. His work has also appeared in respected publications including *North American Whitetail*, *Game & Fish*, *North American Hunter*, and many more. That experience has provided a unique ability to connect with fellow landowners, hunters, and outdoor enthusiasts who share the same love for the outdoor lifestyle.

Thomas' passion for the Midwestern hardwoods was naturally coupled with a love for land management, strategic food-plot establishment, treestand wizardry, and sharing the boat or shooting house with family and friends, whether behind the gun, bow or lens. It is this passionate expertise that will make for a confident experience buying and selling land through the team at Midwest Land Group. If you're in the market, give Thomas a call.



THOMAS ALLEN, LAND AGENT
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