

WELCOME TO

GRAND VALLEY



GRAND FORKS' NEWEST
PREMIER RESIDENTIAL COMMUNITY

CRARY
— REAL ESTATE —

Offering a family-friendly environment,
Grand Valley features spacious lots, modern homes,
and easy access to the featured 10-acre pond and adjacent to a 10-acre park.

A nearly 1-mile walking path will surround both the pond and park,
providing scenic views and outdoor activities for residents of all ages.
This neighborhood offers abundant green space and exceptional livability.



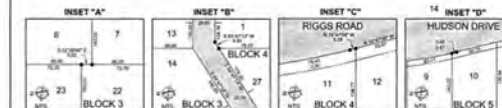
Being a Part of the East Half of the Northwest Quarter, the North Half of Southeast Quarter, and the Northeast Quarter of Section 33, Township 151 North, Range 50 West of the Fifth Principal Meridian. Grand Forks County, North Dakota

Being a Part of the East Half of the Northwest Quarter, the North Half of Southeast Quarter, and the Northeast Quarter of Section 33, Township 151 North, Range 50 West of the Fifth Principal Meridian. Grand Forks County, North Dakota



NO.	WAVE LENGTH	WAVELENGTH	WAVELENGTH	WAVELENGTH
1	114.41	180.00	240.00	300.00
2	127.06	190.00	250.00	310.00
3	136.63	200.00	260.00	320.00
4	144.74	210.00	270.00	330.00
5	152.74	220.00	280.00	340.00
6	159.77	230.00	290.00	350.00
7	166.04	240.00	300.00	360.00
8	171.73	250.00	310.00	370.00
9	176.83	260.00	320.00	380.00
10	181.43	270.00	330.00	390.00
11	185.63	280.00	340.00	400.00
12	189.43	290.00	350.00	410.00
13	192.83	300.00	360.00	420.00
14	195.89	310.00	370.00	430.00
15	198.61	320.00	380.00	440.00
16	201.00	330.00	390.00	450.00
17	203.13	340.00	400.00	460.00
18	205.00	350.00	410.00	470.00
19	206.61	360.00	420.00	480.00
20	208.00	370.00	430.00	490.00
21	209.20	380.00	440.00	500.00
22	210.25	390.00	450.00	510.00
23	211.15	400.00	460.00	520.00
24	211.92	410.00	470.00	530.00
25	212.57	420.00	480.00	540.00
26	213.11	430.00	490.00	550.00
27	213.55	440.00	500.00	560.00
28	213.90	450.00	510.00	570.00
29	214.16	460.00	520.00	580.00
30	214.34	470.00	530.00	590.00
31	214.43	480.00	540.00	600.00
32	214.53	490.00	550.00	610.00
33	214.63	500.00	560.00	620.00
34	214.73	510.00	570.00	630.00
35	214.83	520.00	580.00	640.00
36	214.93	530.00	590.00	650.00
37	215.03	540.00	600.00	660.00
38	215.13	550.00	610.00	670.00
39	215.23	560.00	620.00	680.00
40	215.33	570.00	630.00	690.00
41	215.43	580.00	640.00	700.00
42	215.53	590.00	650.00	710.00
43	215.63	600.00	660.00	720.00
44	215.73	610.00	670.00	730.00
45	215.83	620.00	680.00	740.00
46	215.93	630.00	690.00	750.00
47	216.03	640.00	700.00	760.00
48	216.13	650.00	710.00	770.00
49	216.23	660.00	720.00	780.00
50	216.33	670.00	730.00	790.00
51	216.43	680.00	740.00	800.00
52	216.53	690.00	750.00	810.00
53	216.63	700.00	760.00	820.00
54	216.73	710.00	770.00	830.00
55	216.83	720.00	780.00	840.00
56	216.93	730.00	790.00	850.00
57	217.03	740.00	800.00	860.00
58	217.13	750.00	810.00	870.00
59	217.23	760.00	820.00	880.00
60	217.33	770.00	830.00	890.00
61	217.43	780.00	840.00	900.00
62	217.53	790.00	850.00	910.00
63	217.63	800.00	860.00	920.00
64	217.73	810.00	870.00	930.00

Curve No.	Area, sq. ft.	Perimeter, ft.	Volume, cu. yd.	Notes
1	10.34	140.00	1.00	
2	10.34	140.00	1.00	
3	10.34	140.00	1.00	
4	10.34	140.00	1.00	
5	10.34	140.00	1.00	
6	10.34	140.00	1.00	
7	10.34	140.00	1.00	
8	10.34	140.00	1.00	
9	10.34	140.00	1.00	
10	10.34	140.00	1.00	
11	10.34	140.00	1.00	
12	10.34	140.00	1.00	
13	10.34	140.00	1.00	
14	10.34	140.00	1.00	
15	10.34	140.00	1.00	
16	10.34	140.00	1.00	
17	10.34	140.00	1.00	
18	10.34	140.00	1.00	
19	10.34	140.00	1.00	
20	10.34	140.00	1.00	
21	10.34	140.00	1.00	
22	10.34	140.00	1.00	
23	10.34	140.00	1.00	
24	10.34	140.00	1.00	
25	10.34	140.00	1.00	
26	10.34	140.00	1.00	
27	10.34	140.00	1.00	
28	10.34	140.00	1.00	
29	10.34	140.00	1.00	
30	10.34	140.00	1.00	
31	10.34	140.00	1.00	
32	10.34	140.00	1.00	
33	10.34	140.00	1.00	
34	10.34	140.00	1.00	
35	10.34	140.00	1.00	
36	10.34	140.00	1.00	
37	10.34	140.00	1.00	
38	10.34	140.00	1.00	
39	10.34	140.00	1.00	
40	10.34	140.00	1.00	
41	10.34	140.00	1.00	
42	10.34	140.00	1.00	
43	10.34	140.00	1.00	
44	10.34	140.00	1.00	
45	10.34	140.00	1.00	
46	10.34	140.00	1.00	
47	10.34	140.00	1.00	
48	10.34	140.00	1.00	
49	10.34	140.00	1.00	
50	10.34	140.00	1.00	
51	10.34	140.00	1.00	
52	10.34	140.00	1.00	
53	10.34	140.00	1.00	
54	10.34	140.00	1.00	
55	10.34	140.00	1.00	
56	10.34	140.00	1.00	
57	10.34	140.00	1.00	
58	10.34	140.00	1.00	
59	10.34	140.00	1.00	
60	10.34	140.00	1.00	
61	10.34	140.00	1.00	
62	10.34	140.00	1.00	
63	10.34	140.00	1.00	
64	10.34	140.00	1.00	
65	10.34	140.00	1.00	
66	10.34	140.00	1.00	
67	10.34	140.00	1.00	
68	10.34	140.00	1.00	
69	10.34	140.00	1.00	
70	10.34	140.00	1.00	
71	10.34	140.00	1.00	
72	10.34	140.00	1.00	
73	10.34	140.00	1.00	
74	10.34	140.00	1.00	
75	10.34	140.00	1.00	
76	10.34	140.00	1.00	
77	10.34	140.00	1.00	
78	10.34	140.00	1.00	
79	10.34	140.00	1.00	
80	10.34	140.00	1.00	
81	10.34	140.00	1.00	
82	10.34	140.00	1.00	
83	10.34	140.00	1.00	
84	10.34	140.00	1.00	
85	10.34	140.00	1.00	
86	10.34	140.00	1.00	
87	10.34	140.00	1.00	
88	10.34	140.00	1.00	
89	10.34	140.00	1.00	
90	10.34	140.00	1.00	
91	10.34	140.00	1.00	
92	10.34	140.00	1.00	
93	10.34	140.00	1.00	
94	10.34	140.00	1.00	
95	10.34	140.00	1.00	
96	10.34	140.00	1.00	
97	10.34	140.00	1.00	
98	10.34	140.00	1.00	
99	10.34	140.00	1.00	
100	10.34	140.00	1.00	



2025 Grand Valley Pricing and Availability

Please refer to our website for the most up-to-date information: www.craryrealestate.com

Blk	Lot	Address	Lot SqFt	Dimensions	List Price	Estimated Specials	Status
Blk 1	Lot 4	6305 Riggs Rd	15,120 sqft	94.5 x 160	\$119,900	\$48,753	
Blk 1	Lot 5	6331 Riggs Rd	15,120 sqft	94.5 x 160	\$119,900	\$48,753	
Blk 1	Lot 6	6357 Riggs Rd	15,120 sqft	94.5 x 160	\$119,900	\$48,753	HOME FOR SALE
Blk 1	Lot 7	6383 Riggs Rd	15,120 sqft	94.5 x 160	\$119,900	\$48,753	SOLD
Blk 1	Lot 8	6409 Riggs Rd	15,120 sqft	94.5 x 160	\$119,900	\$48,753	
Blk 1	Lot 9	6435 Riggs Rd	15,120 sqft	94.5 x 160	\$119,900	\$48,753	
Blk 1	Lot 10	6461 Riggs Rd	15,120 sqft	94.5 x 160	\$119,900	\$48,753	
Blk 1	Lot 11	6487 Riggs Rd	15,120 sqft	94.5 x 160	\$119,900	\$48,753	
Blk 1	Lot 12	6513 Riggs Rd	15,120 sqft	94.5 x 160	\$119,900	\$48,753	
Blk 1	Lot 13	6539 Riggs Rd	15,251 sqft	95.32 x 160	\$119,900	\$49,164	SOLD
Blk 1	Lot 14	6565 Riggs Rd	16,423 sqft	102.64 x 160	\$119,900	\$54,423	SOLD
Blk 1	Lot 15	6591 Riggs Rd	15,680 sqft	98 x 160	\$119,900	\$51,986	
Blk 1	Lot 16	6617 Riggs Rd	15,680 sqft	98 x 160	\$119,900	\$51,986	
Blk 1	Lot 17	6643 Riggs Rd	15,680 sqft	98 x 160	\$119,900	\$51,986	
Blk 1	Lot 18	6669 Riggs Rd	15,680 sqft	98 x 160	\$119,900	\$51,986	
Blk 1	Lot 19	6695 Riggs Rd	15,680 sqft	98 x 160	\$119,900	\$51,986	
Blk 1	Lot 20	6721 Riggs Rd	15,680 sqft	98 x 160	\$119,900	\$51,986	
Blk 1	Lot 21	6747 Riggs Rd	15,705 sqft	98.62 x 160	\$119,900	\$52,484	
Blk 1	Lot 22	6773 Riggs Rd	15,939 sqft	99.67 x 162.49	\$119,900	\$52,886	
Blk 1	Lot 23	6799 Riggs Rd	15,521 sqft	99.67 x 160.48	\$119,900	\$51,907	
Blk 1	Lot 24	6825 Riggs Rd	15,543 sqft	98.46 x 158.46	\$119,900	\$53,106	
Blk 1	Lot 25	6851 Riggs Rd	17,593 sqft	110.02 x 159.10	\$119,900	\$58,351	SOLD

Blk 2	Lot 1	6320 Riggs Rd	12,657 sqft	90.41 x 140	\$84,900	\$45,081	
Blk 2	Lot 2	6342 Riggs Rd	11,900 sqft	85 x 140	\$84,900	\$42,577	
Blk 2	Lot 3	6364 Riggs Rd	11,900 sqft	85 x 140	\$ 669,500	\$42,577	HOME FOR SALE
Blk 2	Lot 4	6386 Riggs Rd	11,900 sqft	85 x 140	TBD	\$42,577	HOME FOR SALE
Blk 2	Lot 5	6418 Riggs Rd	11,900 sqft	85 x 140	\$84,900	\$42,577	
Blk 2	Lot 6	6440 Riggs Rd	11,900 sqft	85 x 140	\$84,900	\$42,577	
Blk 2	Lot 7	6452 Riggs Rd	12,657 sqft	90.41 x 140	\$84,900	\$45,282	
Blk 2	Lot 8	6439 Yukon Ln	12,523 sqft	65.41 x 140	\$84,900	\$45,282	
Blk 2	Lot 9	6417 Yukon Ln	11,900 sqft	85 x 140	\$84,900	\$42,577	
Blk 2	Lot 10	6395 Yukon Ln	11,900 sqft	85 x 140	\$84,900	\$42,577	
Blk 2	Lot 11	6373 Yukon Ln	11,900 sqft	85 x 140	\$84,900	\$42,577	
Blk 2	Lot 12	6351 Yukon Ln	11,900 sqft	85 x 140	TBD	\$42,577	HOME FOR SALE
Blk 2	Lot 13	6329 Yukon Ln	11,900 sqft	85 x 140	TBD	\$42,577	HOME FOR SALE
Blk 2	Lot 14	6307 Yukon Ln	12,657 sqft	90.41 x 140	\$84,900	\$45,282	

Blk 3	Lot 1	6306 Yukon Ln	13,300 sqft	95 x 140	\$84,900	\$47,586	
Blk 3	Lot 2	6328 Yukon Ln	11,900 sqft	85 x 140	TBD	\$42,577	HOME FOR SALE
Blk 3	Lot 3	6350 Yukon Ln	11,900 sqft	85 x 140	TBD	\$42,577	HOME FOR SALE
Blk 3	Lot 4	6372 Yukon Ln	11,900 sqft	85 x 140	TBD	\$42,577	HOME FOR SALE
Blk 3	Lot 5	6394 Yukon Ln	11,900 sqft	85 x 140	\$84,900	\$42,577	
Blk 3	Lot 6	6416 Yukon Ln	11,900 sqft	85 x 140	\$83,900	\$42,577	
Blk 3	Lot 7	6438 Yukon Ln	16,120 sqft	Irregular	\$89,900	\$52,590	

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Blk	Lot	Address	Lot SqFt	Dimensions	List Price	Estimated Specials	Status
Blk 3	Lot 8	6452 Yukon Ln	20,889 sqft	Irregular	\$114,900	\$49,604	
Blk 3	Lot 9	6468 Yukon Ln	18,924 sqft	Irregular	\$112,900	\$56,096	
Blk 3	Lot 10	6480 Yukon Ln	14,448 sqft	Irregular	\$89,900	\$48,668	
Blk 3	Lot 11	6494 Yukon Ln	11,900 sqft	85 x 140	\$83,900	\$42,577	
Blk 3	Lot 12	6502 Yukon Ln	13,300 sqft	95 x 140	\$83,900	\$47,586	
Blk 3	Lot 13	6544 Riggs Rd	11,200 sqft	80 x 140	\$83,900	\$45,282	
Blk 3	Lot 14	6671 Hudson Dr	24,617 sqft	Irregular	\$116,900	\$54,914	
Blk 3	Lot 15	6655 Hudson Dr	14,257 sqft	Irregular	\$89,900	\$47,265	
Blk 3	Lot 16	6639 Hudson Dr	11,200 sqft	80 x 140	\$83,900	\$40,072	
Blk 3	Lot 17	6567 S 20th St	12,750 sqft	85 x 150	\$83,900	\$48,256	
Blk 3	Lot 18	6545 S 20th St	10,850 sqft	72.32 x 150	\$74,900	\$36,937	
Blk 3	Lot 19	6523 S 20th St	10,852 sqft	72.32 x 150	\$74,900	\$36,937	
Blk 3	Lot 20	6501 S 20th St	10,852 sqft	72.32 x 150	\$74,900	\$36,987	
Blk 3	Lot 21	6479 S 20th St	10,852 sqft	72.32 x 150	\$74,900	\$36,987	
Blk 3	Lot 22	6457 S 20th St	10,852 sqft	72.32 x 150	\$74,900	\$36,987	
Blk 3	Lot 23	6435 S 20th St	10,852 sqft	72.32 x 150	\$74,900	\$36,987	
Blk 3	Lot 24	6413 S 20th St	10,852 sqft	72.32 x 150	\$74,900	\$36,987	
Blk 3	Lot 25	6391 S 20th St	10,852 sqft	72.32 x 150	\$74,900	\$36,987	
Blk 3	Lot 26	6369 S 20th St	10,852 sqft	72.32 x 150	\$74,900	\$36,987	
Blk 3	Lot 27	6347 S 20th St	10,852 sqft	72.32 x 150	\$74,900	\$36,987	
Blk 3	Lot 28	6321 S 20th St	10,852 sqft	72.32 x 150	\$74,900	\$36,987	
Blk 3	Lot 29	6305 S 20th St	12,748 sqft	85 x 150	\$83,900	\$48,256	

Blk 4	Lot 1	6566 Riggs Rd	11,189 sqft	80 x 134.16	\$79,900	\$41,089	
Blk 4	Lot 2	6588 Riggs Rd	11,200 sqft	80 x 140	\$79,900	\$41,090	
Blk 4	Lot 3	6600 Riggs Rd	11,200 sqft	80 x 140	\$79,900	\$41,090	
Blk 4	Lot 4	6632 Riggs Rd	11,200 sqft	80 x 140	\$79,900	\$41,090	
Blk 4	Lot 5	6654 Riggs Rd	11,200 sqft	80 x 140	\$79,900	\$41,090	
Blk 4	Lot 6	6668 Riggs Rd	11,200 sqft	80 x 140	\$79,900	\$41,090	
Blk 4	Lot 7	6680 Riggs Rd	11,200 sqft	80 x 140	\$79,900	\$41,090	
Blk 4	Lot 8	6706 Riggs Rd	11,200 sqft	80 x 140	\$79,900	\$41,090	
Blk 4	Lot 9	6732 Riggs Rd	11,222 sqft	80.16 x 140	\$79,900	\$41,192	
Blk 4	Lot 10	6764 Riggs Rd	11,118 sqft	80.21 x 140	\$79,900	\$41,183	
Blk 4	Lot 11	6786 Riggs Rd	11,067 sqft	76.42 x 139.64	\$79,900	\$43,122	
Blk 4	Lot 12	6798 Riggs Rd	11,147 sqft	53.67 x 137.77	\$79,900	\$41,772	
Blk 4	Lot 13	6802 Riggs Rd	11,250 sqft	80.67 x 139.64	\$79,900	\$41,345	
Blk 4	Lot 14	6834 Riggs Rd	9,958 sqft	71.30 x 139.96	\$79,900	\$36,269	
Blk 4	Lot 15	6868 Riggs Rd	11,214 sqft	80 x 140.34	\$79,900	\$41,091	
Blk 4	Lot 16	6895 Hudson Dr	11,186 sqft	80 x 139.66	\$79,900	\$41,089	
Blk 4	Lot 17	6879 Hudson Dr	9,802 sqft	70.57 x 139.96	\$79,900	\$36,255	
Blk 4	Lot 18	6863 Hudson Dr	11,104 sqft	80.52 x 139.34	\$79,900	\$41,332	
Blk 4	Lot 19	6847 Hudson Dr	11,079 sqft	82.15 x 138.77	\$79,900	\$41,765	
Blk 4	Lot 20	6831 Hudson Dr	11,200 sqft	81.61 x 139.64	\$79,900	\$41,481	
Blk 4	Lot 21	6815 Hudson Dr	11,262 sqft	80.18 x 140	\$79,900	\$41,196	
Blk 4	Lot 22	6799 Hudson Dr	11,222 sqft	80.16 x 140	\$79,900	\$41,192	

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Blk	Lot	Address	Lot SqFt		Dimensions	List Price	Estimated Specials	Status
Blk 4	Lot 23	6783 Hudson Dr	11,200	sqft	80 x 140	\$79,900	\$41,090	
Blk 4	Lot 24	6767 Hudson Dr	11,200	sqft	80 x 140	\$79,900	\$41,090	
Blk 4	Lot 25	6757 Hudson Dr	11,200	sqft	80 x 140	\$79,900	\$41,090	
Blk 4	Lot 26	6735 Hudson Dr	11,200	sqft	80 x 140	\$79,900	\$41,090	
Blk 4	Lot 27	6719 Hudson Dr	11,200	sqft	80 x 140	\$79,900	\$41,090	
Blk 4	Lot 28	6703 Hudson Dr	11,900	sqft	85 x 140	\$79,900	\$43,658	
Blk 4	Lot 29	6687 Hudson Dr	15,109	sqft	Irregular	\$92,900	\$46,985	

Blk 5	Lot 1	6702 Hudson Dr	13,166	sqft	95 x 140	\$79,900	\$48,782	
Blk 5	Lot 2	6718 Hudson Dr	11,410	sqft	81.5 x 140	\$79,900	\$41,861	
Blk 5	Lot 3	6734 Hudson Dr	11,410	sqft	81.5 x 140	\$79,900	\$41,861	
Blk 5	Lot 4	6750 Hudson Dr	11,410	sqft	81.5 x 140	\$79,900	\$41,861	
Blk 5	Lot 5	6766 Hudson Dr	11,410	sqft	81.5 x 140	\$79,900	\$41,861	
Blk 5	Lot 6	6782 Hudson Dr	11,410	sqft	81.5 x 140	\$79,900	\$41,861	
Blk 5	Lot 7	6798 Hudson Dr	11,410	sqft	81.5 x 140	\$79,900	\$41,861	
Blk 5	Lot 8	6814 Hudson Dr	11,483	sqft	81.61 x 140	\$79,900	\$41,867	
Blk 5	Lot 9	6830 Hudson Dr	11,230	sqft	82.71 x 143.34	\$79,900	\$43,021	
Blk 5	Lot 10	6846 Hudson Dr	11,001	sqft	83.94 x 134.05	\$79,900	\$41,838	
Blk 5	Lot 11	6862 Hudson Dr	11,357	sqft	82.21 x 137.61	\$79,900	\$42,607	
Blk 5	Lot 12	6878 Hudson Dr	11,017	sqft	78.83 x 138.77	\$79,900	\$44,880	
Blk 5	Lot 13	6894 Hudson Dr	11,200	sqft	80 x 140	\$79,900	\$41,090	
Blk 5	Lot 14	N/A	N/A	N/A	N/A	N/A		UNAVAILABLE
Blk 5	Lot 15	6849 S 20th St	11,285	sqft	75.35 x 150.52	\$74,900	\$39,906	
Blk 5	Lot 16	6827 S 20th St	13,350	sqft	75.76 x 154	\$74,900	\$39,683	
Blk 5	Lot 17	6805 S 20th St	11,589	sqft	78 x 150	\$74,900	\$41,416	
Blk 5	Lot 18	6783 S 20th St	11,265	sqft	76.46 x 149.71	\$74,900	\$39,904	
Blk 5	Lot 19	6761 S 20th St	11,398	sqft	76.01 x 150	\$74,900	\$39,866	
Blk 5	Lot 20	6739 S 20th St	11,400	sqft	76 x 150	\$74,900	\$39,866	
Blk 5	Lot 21	6717 S 20th St	11,400	sqft	76 x 150	\$74,900	\$39,866	
Blk 5	Lot 22	6695 S 20th St	11,400	sqft	76 x 150	\$74,900	\$39,866	
Blk 5	Lot 23	6673 S 20th St	11,400	sqft	76 x 150	\$74,900	\$39,866	
Blk 5	Lot 24	6651 S 20th St	11,400	sqft	76 x 150	\$74,900	\$39,866	
Blk 5	Lot 25	6629 S 20th St	11,400	sqft	76 x 150	\$74,900	\$39,866	
Blk 5	Lot 26	6607 S 20th St	12,900	sqft	86 x 150	\$74,900	\$49,940	

CRARY

— REAL ESTATE —

4551 S Washington St, Ste G

Grand Forks, ND 58201

701.775.0013