

J.O. Kinsfather Property

South 64th Street West
Billings, MT 59106



For additional details, contact:



Tim Nessian
Broker

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J.O. Kinsfather Property

Purchase Price: \$1,000,000.00

Total Acres: 40 +/-



Great Development Potential!

- **40 +/- acres** of land South of Hesper Road, along the West side of South 64th Street West, near Billings, MT.
- Per acre price: \$25,000
- **Walking distance** to highly sought after Elder Grove School (K-6 with 7th and 8th grade middle school set to open Fall 2020).
- **Est. Taxes:** TBD
- **Utilities:** in close proximity
- **Terms:** Cash/New Loan
- Most of the land is currently farmed and relatively level for **easy development**.
- Property subject to agricultural lease, expires November 30, 2021.
- Land appears to have an **adequate amount of water available** for development of wells (further testing needed).
- Big Ditch water shares to transfer with property.
- **Zone:** rural/agricultural
- Crop not included in the purchase price.
- **Directions:** From Billings, go West on Hesper Road, turn South on 64th Street West and go approximately 3/10ths of a mile and look for sign (property lies on the West side of the road).

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Billings, Montana 59106



CERTIFICATE OF SURVEY No. 3753

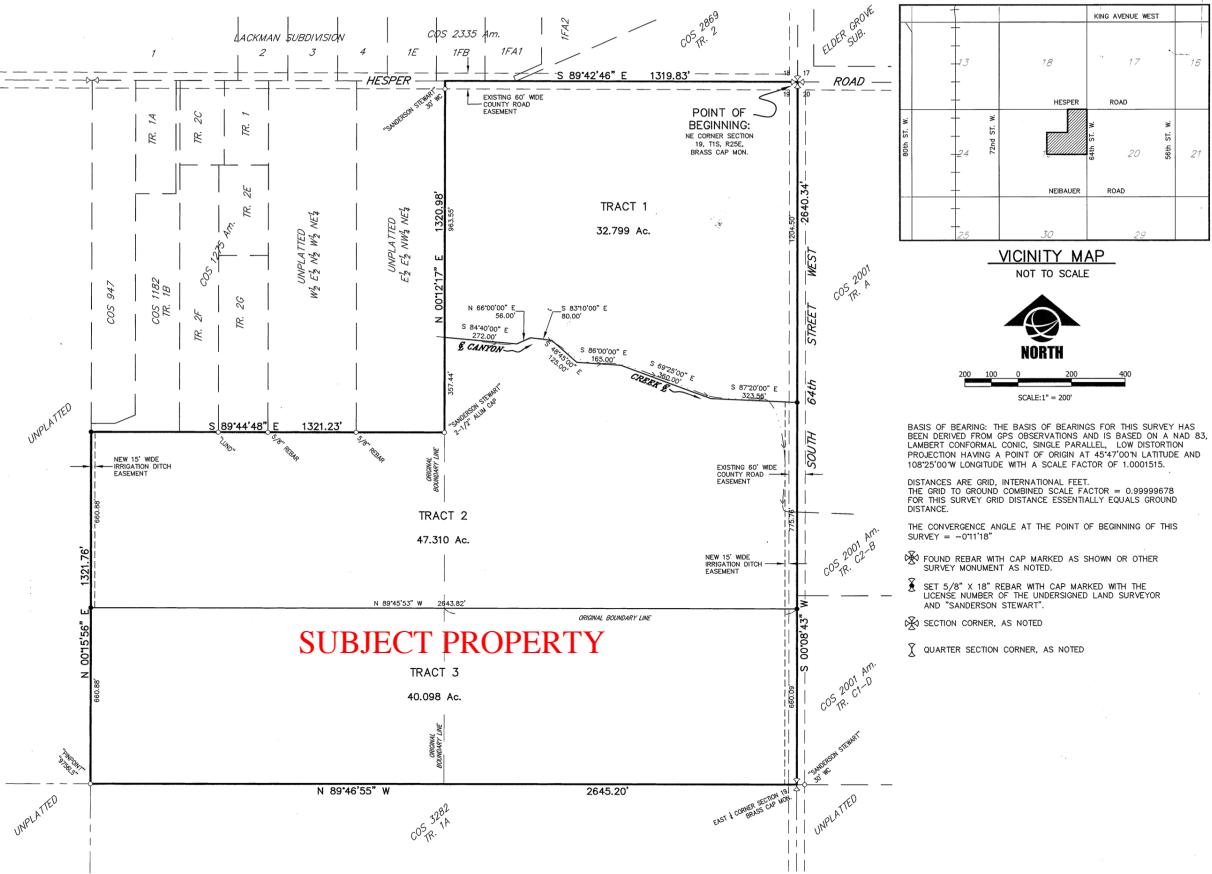
SITUATED IN THE NE1/4 OF SECTION 19, T. 1 S., R. 25 E., P.M.M.
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : BARRY AND JOHN KINSFATHER

PREPARED BY : SANDERSON STEWART

APRIL 2020

BILLINGS, MONTANA



PURPOSE OF SURVEY – RELOCATE COMMON BOUNDARY LINES

The undersigned hereby certify that the purpose of this survey is to relocate the common boundary lines between three existing adjoining tracts of record located outside of a platted subdivision and no additional tracts are being hereby created.

Therefore, this survey is exempt from review as a subdivision pursuant to Section 76-3-207(1)(c), M.C.A.

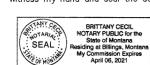
Pursuant to Section 76-4-103, M.C.A. this survey is not subject to review by the Montana Department of Environmental Quality since the tracts are all greater than 20 acres in size.

Barry R. Kinsfather
Barry R. Kinsfather

John D. Kinsfather
John D. Kinsfather

STATE OF MONTANA)
County of Yellowstone)
ss

On the 15th day of May, 2020, before me, the undersigned Notary Public for the State of Montana, personally appeared Barry R. Kinsfather, known to me to be the person who signed the foregoing instrument and who acknowledged to me that he executed the same. Witness my hand and seal the day and year herein above written.



STATE OF Colorado)
County of Boulder)
ss

On this 20 day of May, 2020, before me, the undersigned Notary Public for the State of Colorado, personally appeared John D. Kinsfather, known to me to be the person who signed the foregoing instrument and who acknowledged to me that he executed the same. Witness my hand and seal the day and year herein above written.



CERTIFICATE OF COUNTY TREASURER
I hereby certify that all real property taxes and
special assessments have been paid per
76-3-611(1)(b)/76-3-207(3), M.C.A.

Date: 6-8-2020

Yellowstone County Treasurer

By: John D. Kinsfather

CERTIFICATE OF COUNTY ATTORNEY

This document has been reviewed by the Yellowstone County Attorney's office and is acceptable as to form.

Date: June 11, 2020

Reviewed by: John D. Kinsfather

Warranty

DEED

Document No. 392 3940

CERTIFICATE OF RIVERSTONE HEALTH

This Certificate of Survey has been reviewed and approved by Riverstone Health.

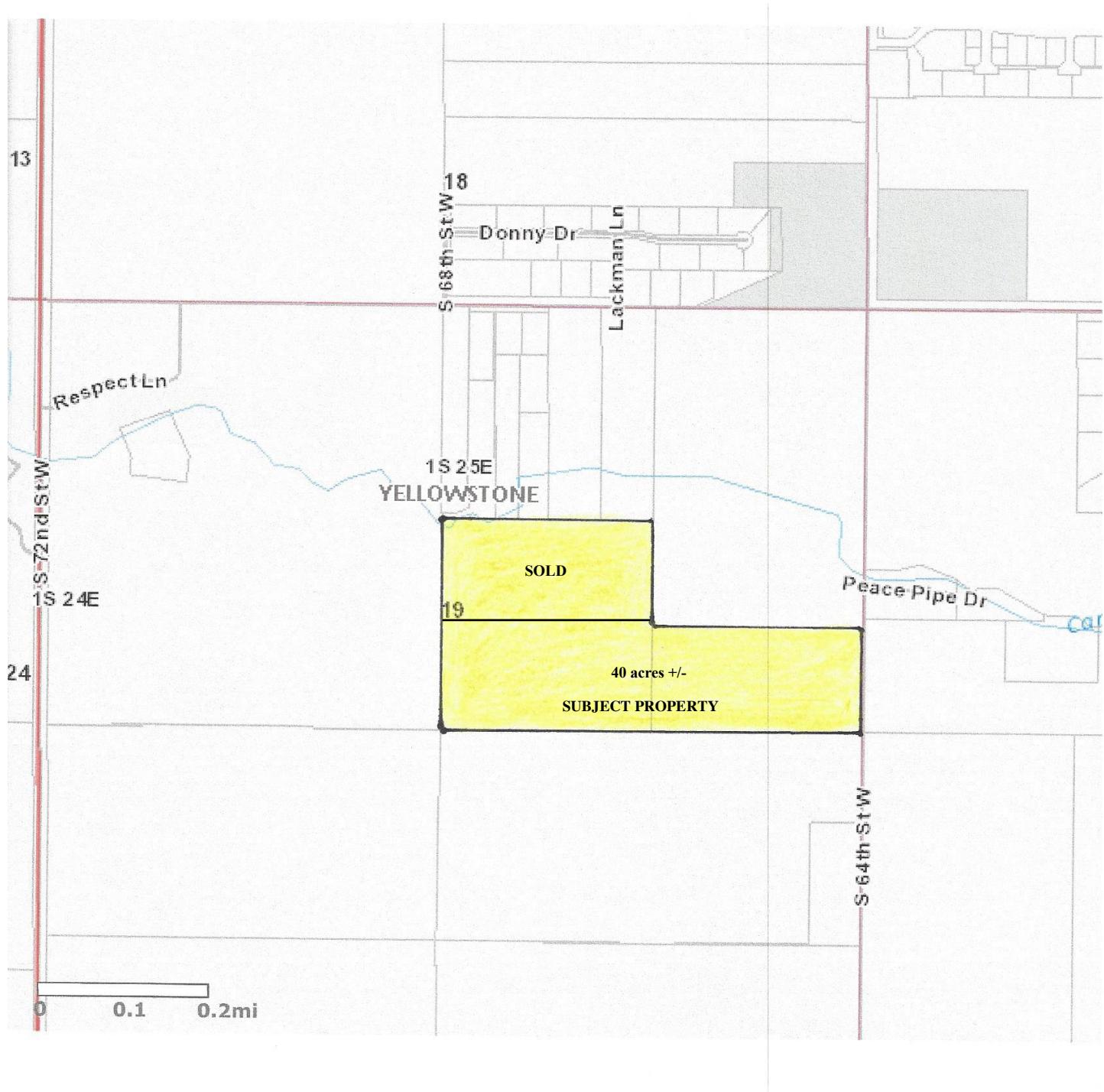
Peter B. Breyfogle
Peter B. Breyfogle
Health Officer or Authorized Representative

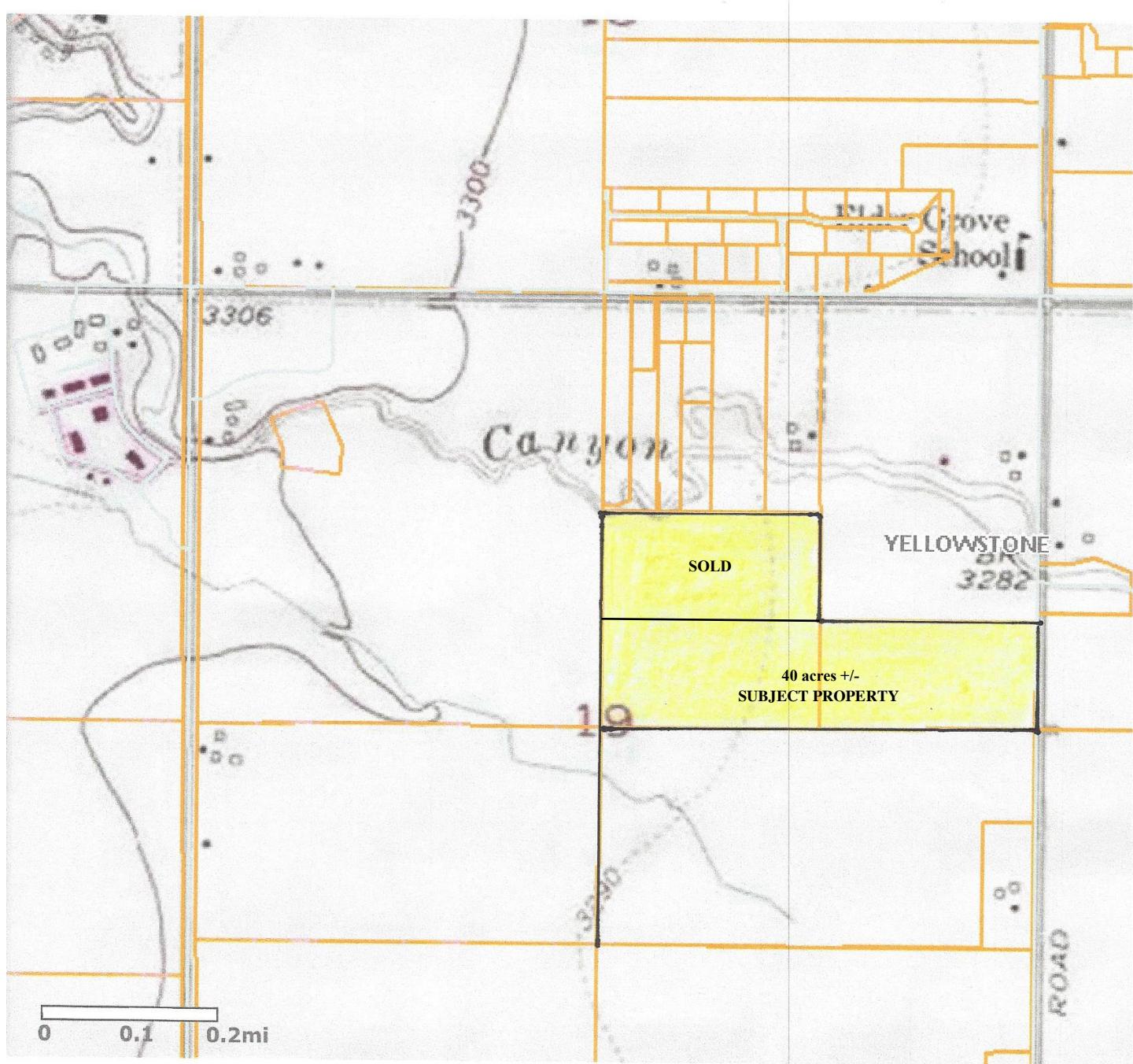
Yellowstone City/County Health Department
dbo Riverstone Health

CS 3923939

06/12/2020 01:26 PM MT 26.58
20038 05/15/2020 PK

20038_KINSFATHER_BLA.DWG

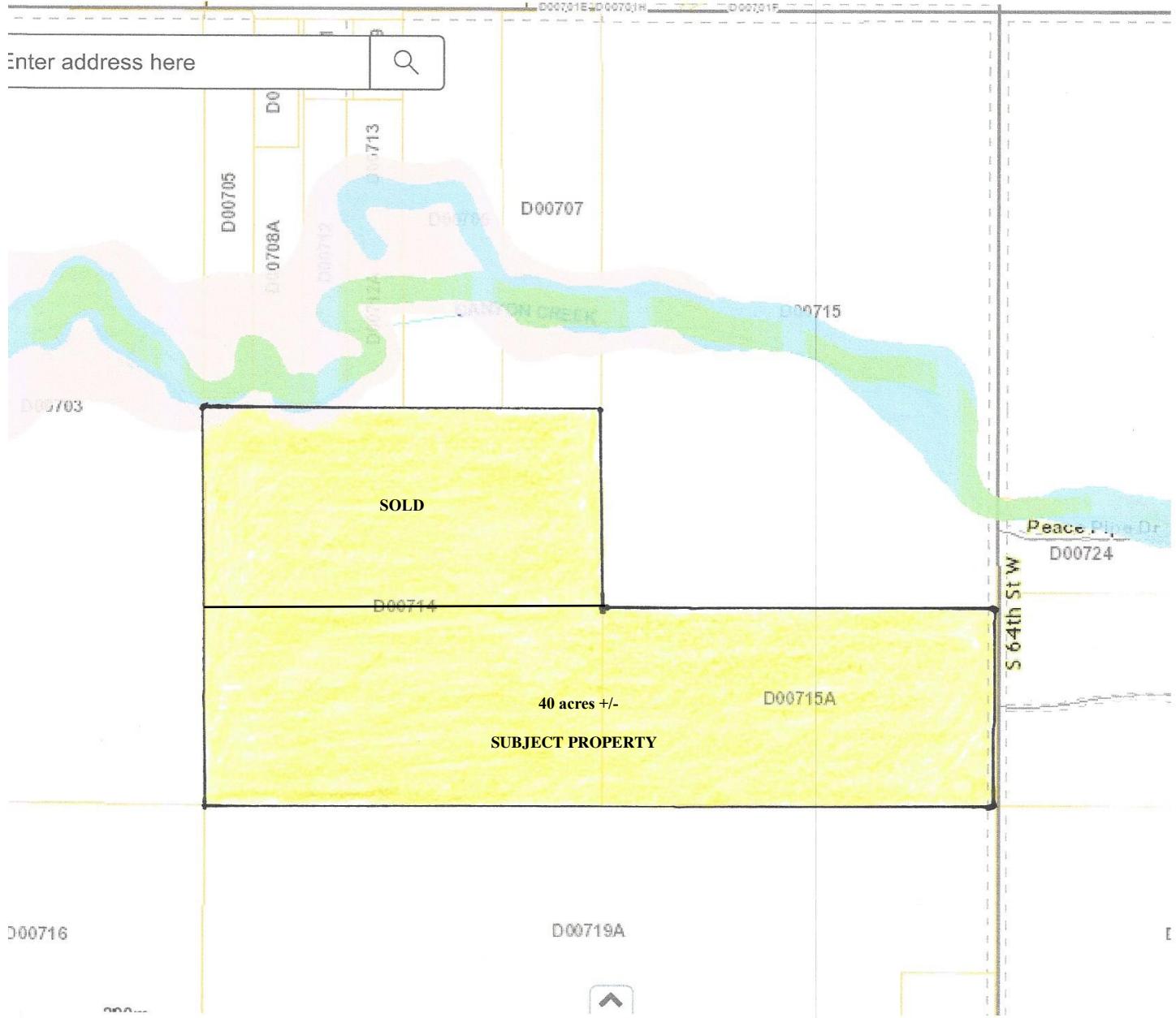


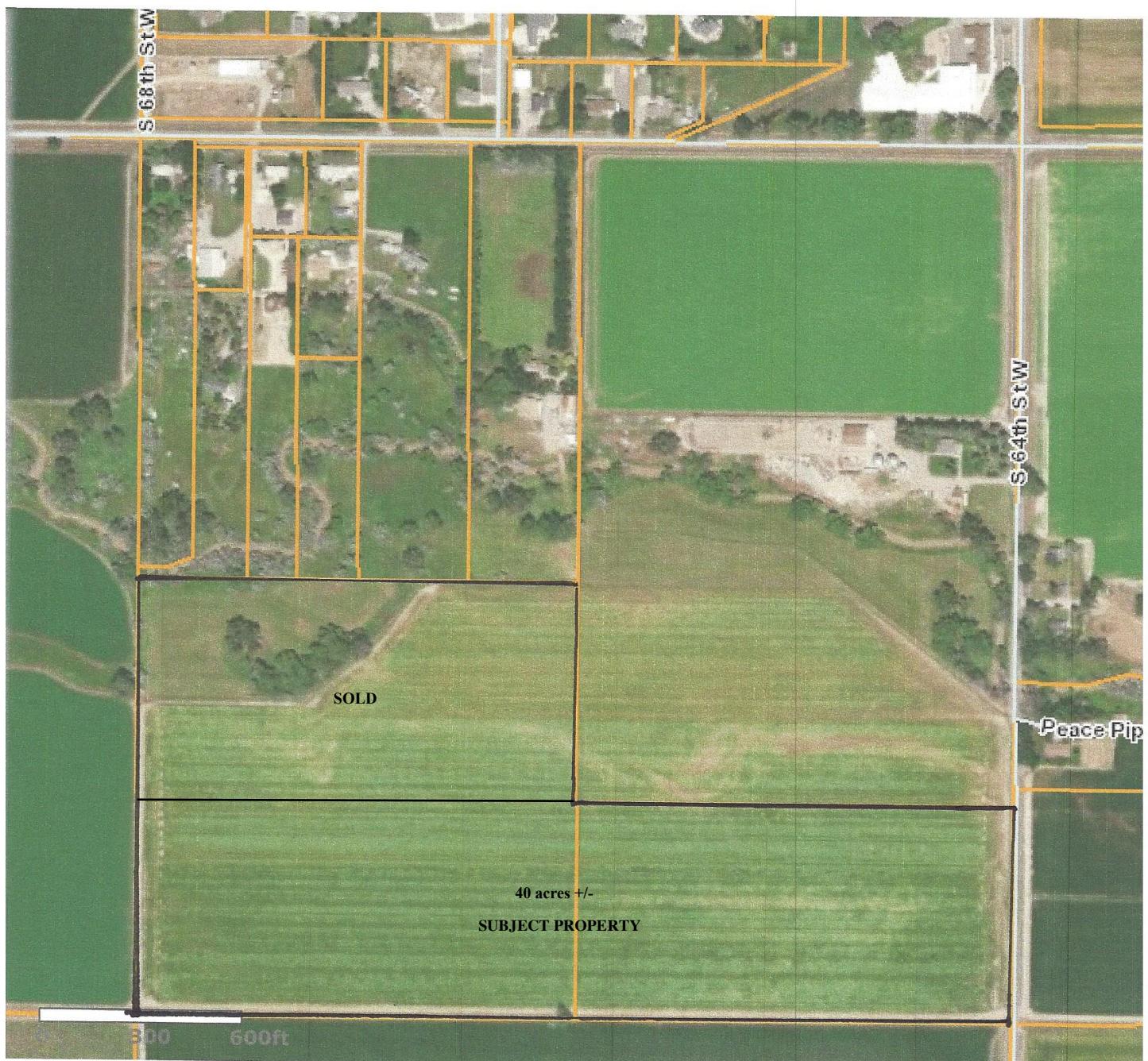


Yellowstone County

Mapping sites

Cemetery (





NOTICE: The information contained herein has been supplied by the owner to **NESSAN & ASSOCIATES REALTY** and/or compiled by **NESSAN & ASSOCIATES REALTY** from other sources believed to be reliable. All information contained herein is not guaranteed to be accurate, and the reader of this brochure should independently verify all such information, particularly the number of acres involved, the classifications of those acres, carrying capacity, estimates of production yields, water rights, etc.