

J.O. Kinsfather Property

South 64th Street West
Billings, MT 59106



For additional details, contact:



Tim Nesson
Broker

Member—Nesson & Associates Realty
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Billings, MT 59105

Cell: (406) 860-0791

E-mail: tim@montanafarmranch.com

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

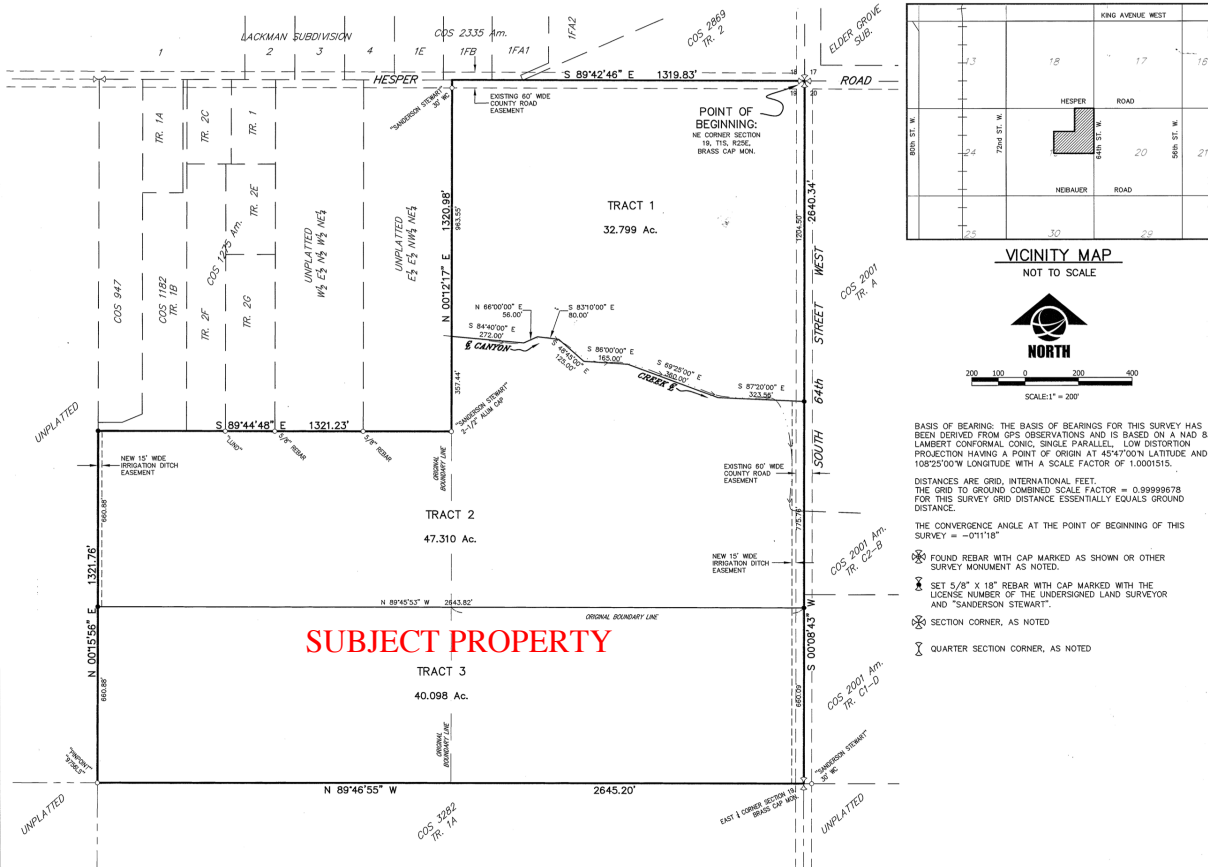
SITUATED IN THE NE1/4 OF SECTION 19, T. 1 S., R. 25 E., P.M.M.
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : BARRY AND JOHN KINSFATHER

APRIL 2020

PREPARED BY : SANDERSON STEWART

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)(G), M.C.A.

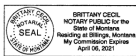
Pursuant to Section 76-4-103, M.C.A. this survey is not subject to review by the Montana Department of Environmental Quality since the tracts are all greater than 20 acres in size.

Barry R. Kinsfather
Barry R. Kinsfather

John O. Kinsfather
John O. Kinsfather

STATE OF MONTANA)
County of Yellowstone)

On this 21st 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.



John O. Kinsfather
Notary Public in and for the State of Montana

STATE OF Colorado)
County of Boulder)

On this 20 day of May, 2020, before me, the undersigned Notary Public for the State of Colorado, personally appeared John O. 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.



John O. Kinsfather
Notary Public in and for the State of Colorado

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
County of Yellowstone)

The undersigned, a Land Surveyor licensed in the State of Montana, states that during the month of April 2020 a survey was performed under his supervision of a tract of land situated in the NE1/4 of Section 19, T. 1 S., R. 25 E., P.M.M., Yellowstone County, Montana, said tract being more particularly described as follows, to wit:

Beginning at a point that is the northeast corner of Section 19, T. 1 S., R. 25 E., P.M.M.; thence, from said Point of Beginning, along the east line of said Section 19, S. 00°08'43" W. a distance of 2640.34 feet to the east one-quarter corner of said Section 19; thence, along the east-west mid-section line of said Section 19, N. 89°46'55" W. a distance of 2645.20 feet to the center one-quarter corner of said Section 19; thence, along the north-south mid-section line of said Section 19, N. 00°15'56" E. a distance of 1321.76 feet to the north one-sixteenth corner of said Section 19; thence S. 89°44'48" E. a distance of 1321.23 feet to the northeast one-sixteenth corner of said Section 19; thence N. 00°12'17" E. a distance of 1320.98 feet to the east sixteenth corner common to said Section 19 and Section 18, T. 1 S., R. 25 E., P.M.M.; thence, along the line common to said Sections 19 and 18, S. 89°42'46" E. a distance of 1319.83 feet to the Point of Beginning, containing an area of 120.206 acres, more or less, subject to all easements of record or apparent on the ground.

That the monuments found and set are of the character and occupy the positions shown hereon, that said survey and the plat hereof shows true and correct dimensions and that the plat conforms with the work on the ground.

SANDERSON STEWART

By *Pat B. J...*
Montana License No. 8377-S

Date: May 23, 2020



CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per 76-3-411(1)(b)/76-3-207(3), M.C.A.

Date: 6-8-2020
Yellowstone County Treasurer
By *[Signature]*
Deputy Clerk

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: *[Signature]*

CERTIFICATE OF RIVERSTONE HEALTH

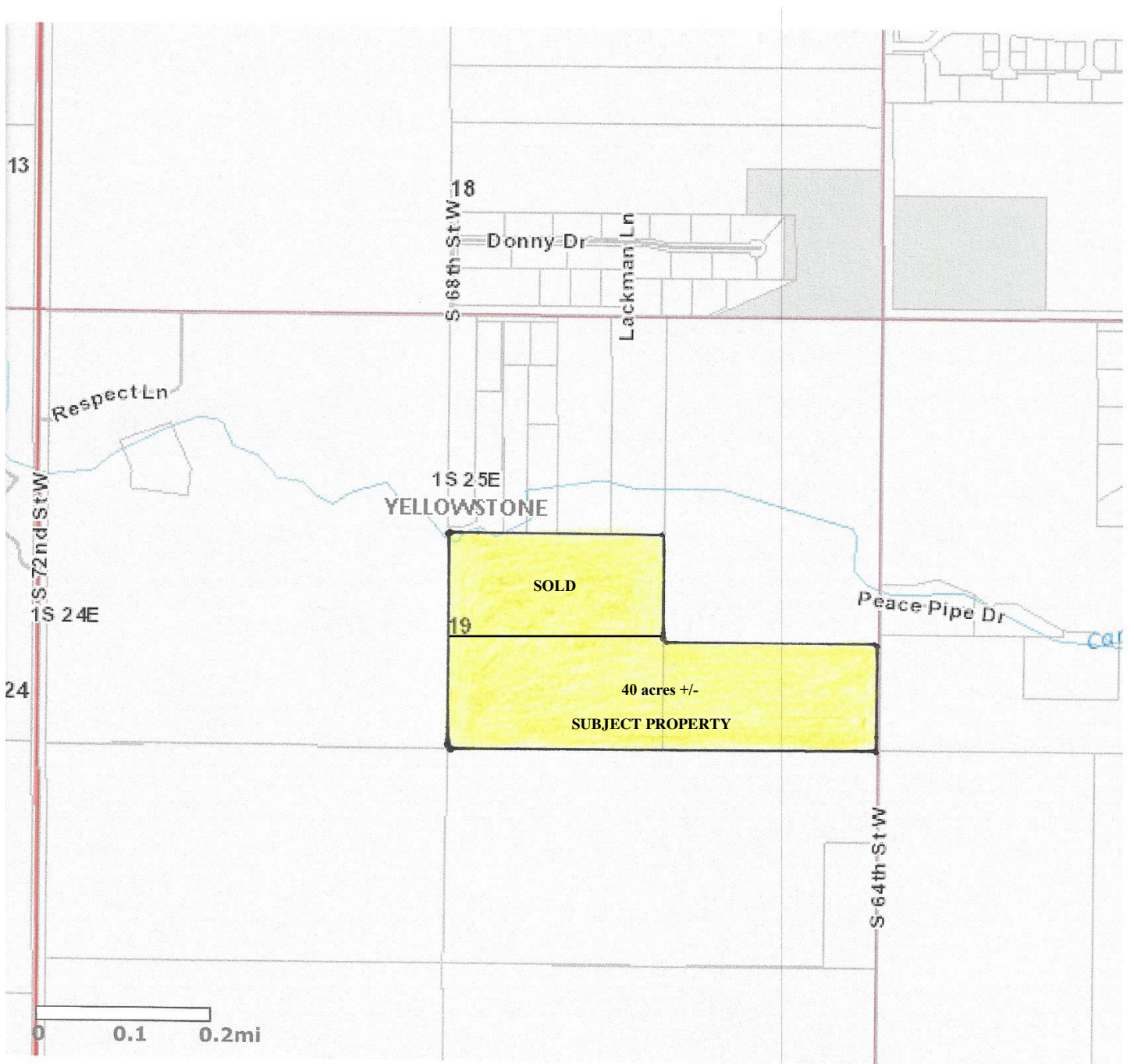
This Certificate of Survey has been reviewed and approved by Riverstone Health.

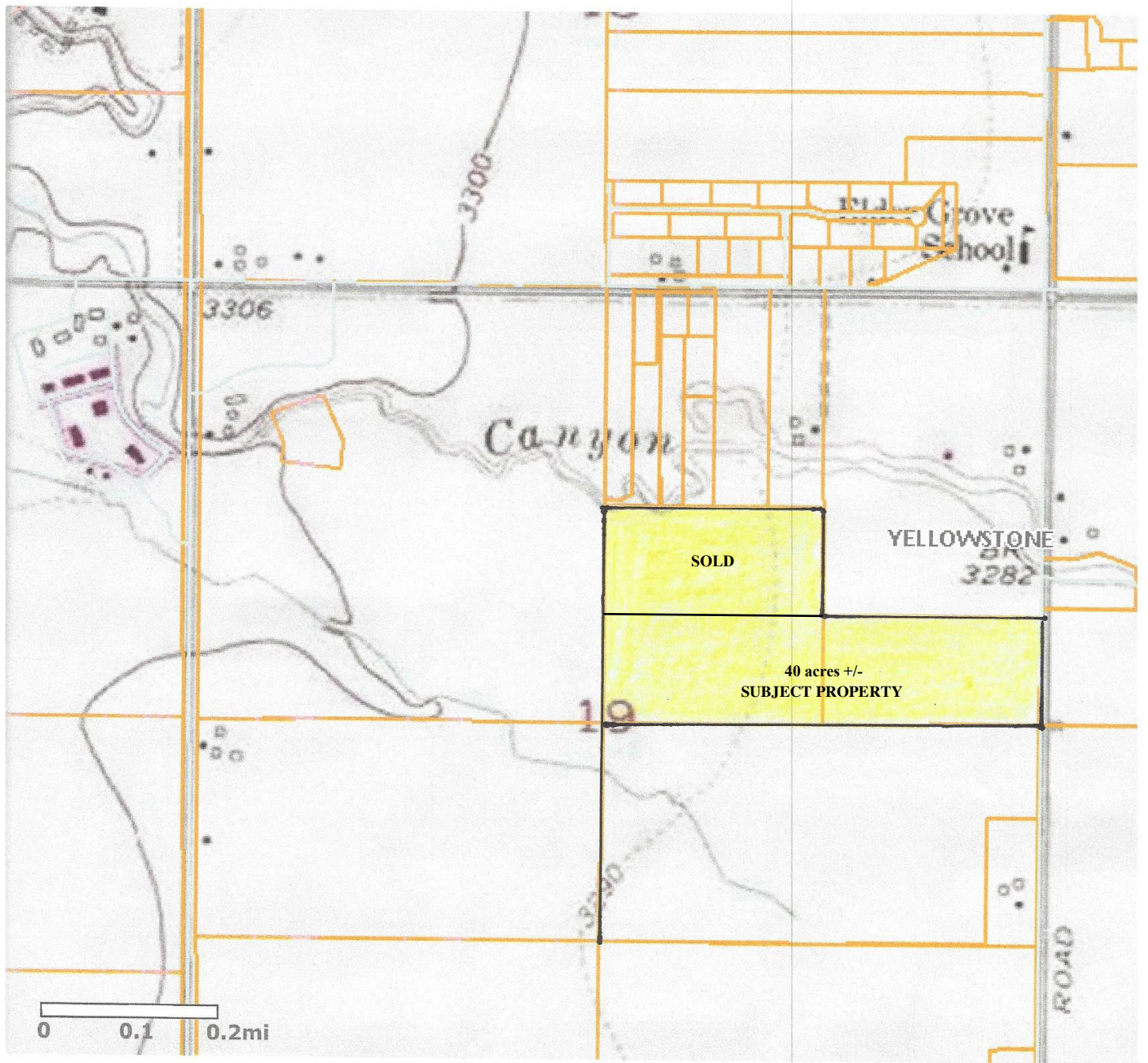
[Signature]
Health Officer or Authorized Representative
Yellowstone City/County Health Department
dba Riverstone Health

Warranty
DEED

Document No. 392 3940





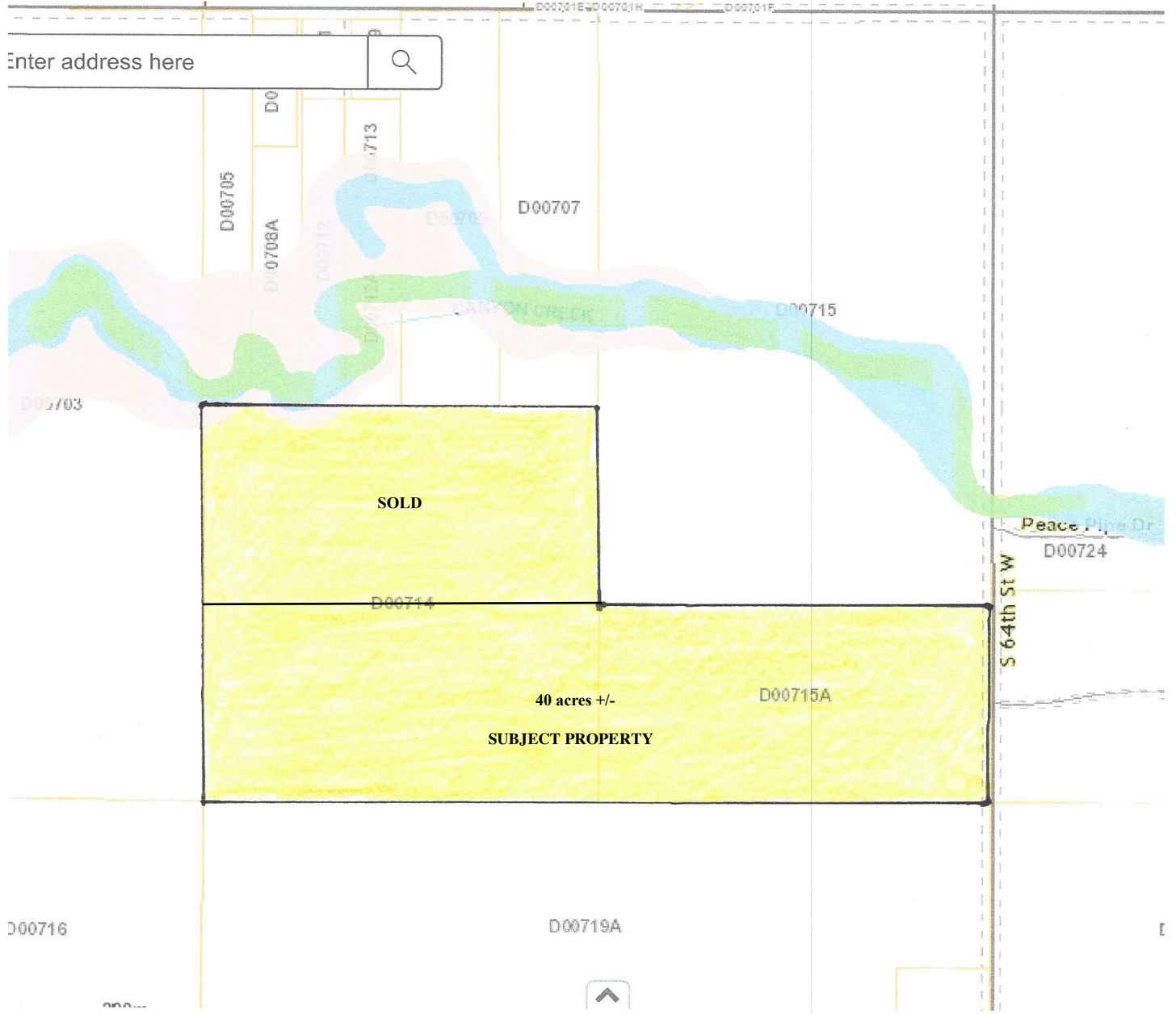


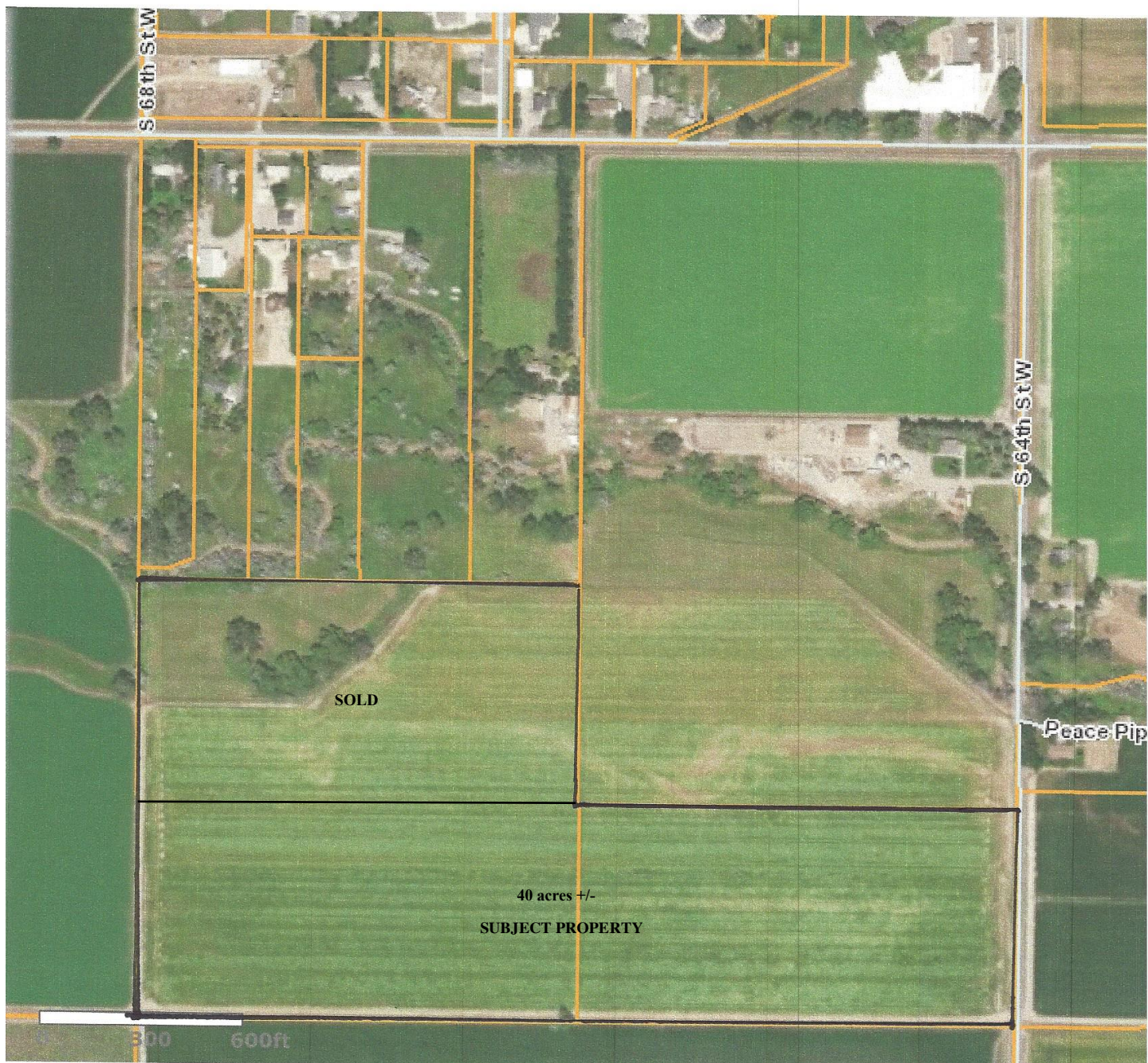
Yellowstone County

Mapping sites

Cemetery

Enter address here





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