

# North Kinsfather Property

Hesper Rd. & South 64<sup>th</sup> St. West

Billings, MT. 59106



For additional details, contact:



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Broker

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# North Kinsfather Property

**Purchase Price: \$612,500.00**

**Total Acres: 24.5 +/-**



## **Great Development Potential!**

- **24.5+/- acres** of land on SW corner of Hesper Rd. and South 64<sup>th</sup> St. West.
- Subject to final county approval of Tract 1 A C.O.S. 3753 (Tract 1 B not included).
- **Utilities**: in close proximity.
- **Est. taxes**: TBD
- **Terms**: Cash/New Loan
- Land is in close proximity to highly sought after **Elder Grove School District**.
- One parcel is directly **South of Elder Grove School**.
- Parcels **subject to survey minor plat**.
- Land appears to have an **adequate amount of water** available for development of wells (further testing needed).
- Most of the land is currently farmed and relatively level for **easy development**.
- Crop not included in purchase price.
- Per acre price: \$25,000
- **Zone**: rural/agricultural
- **Walking distance** to Elder Grove School (K-6 with 7<sup>th</sup> and 8<sup>th</sup> grade middle school set to open Fall 2020).
- Proportionate **share of Big Ditch** water to go with each parcel
- **Directions**: From Billings, go West on Hesper Rd. to S. 64<sup>th</sup> St. West. Property is located in South West corner of Hesper Rd. and South 64<sup>th</sup> West, and along S. 64<sup>th</sup> West (on West side of road, watch for signs) **(farmstead not included)**.







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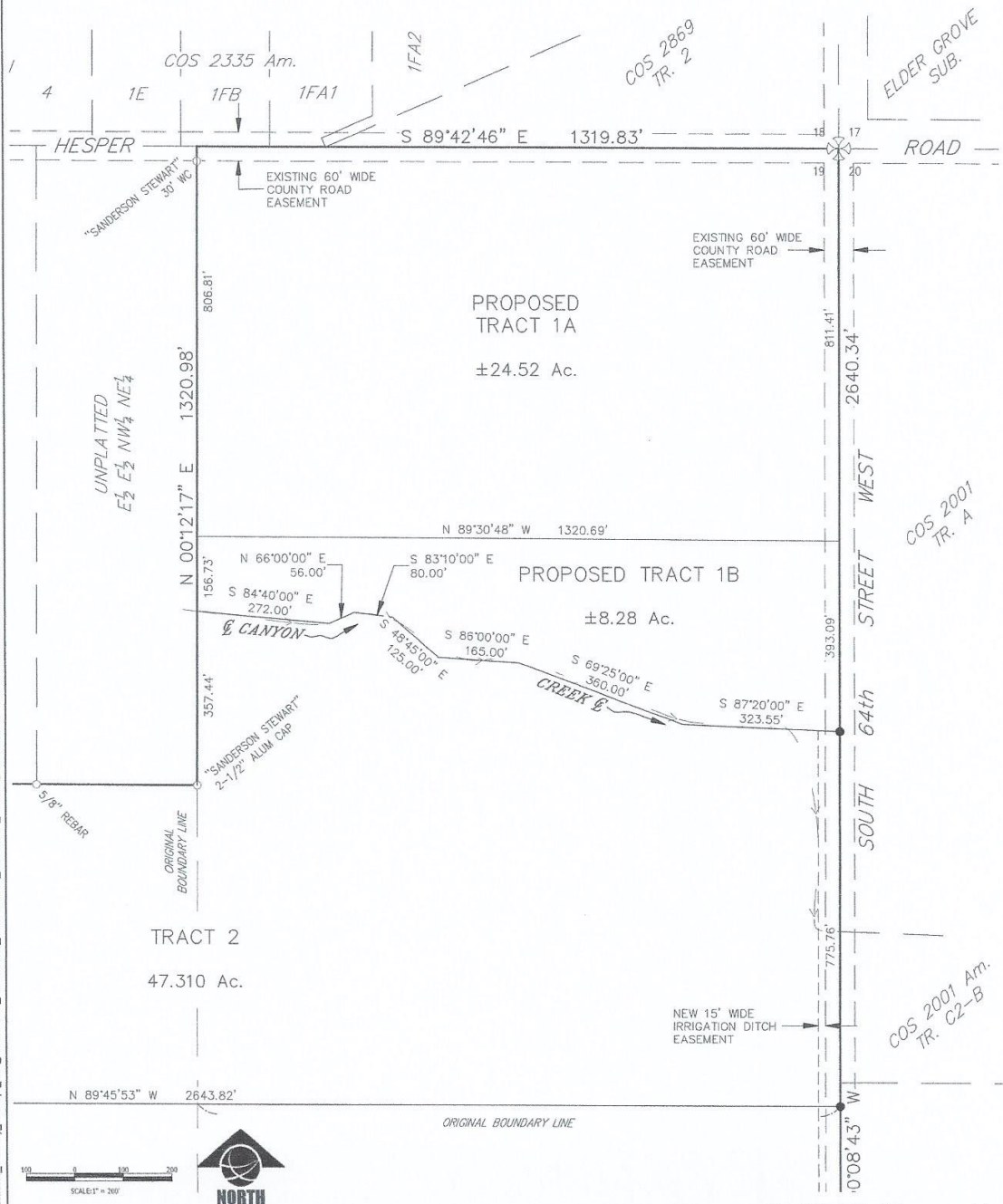


# EXHIBIT A

## PROPOSED AMENDED TRACT 1, CERTIFICATE OF SURVEY No. 3753

PREPARED FOR : BARRY KINSFATHER  
 PREPARED BY : SANDERSON STEWART

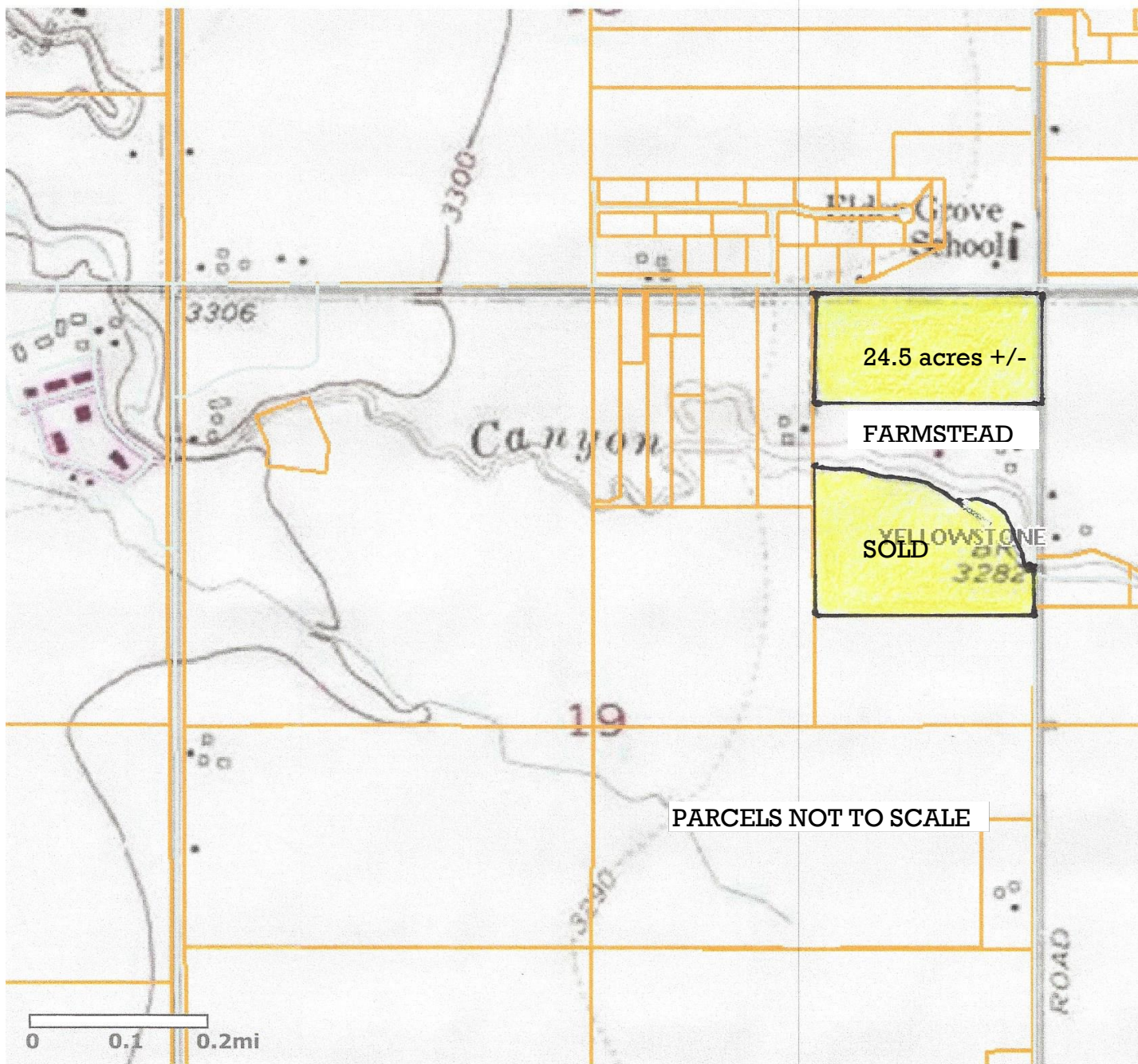
JUNE 2020  
 BILLINGS, MONTANA



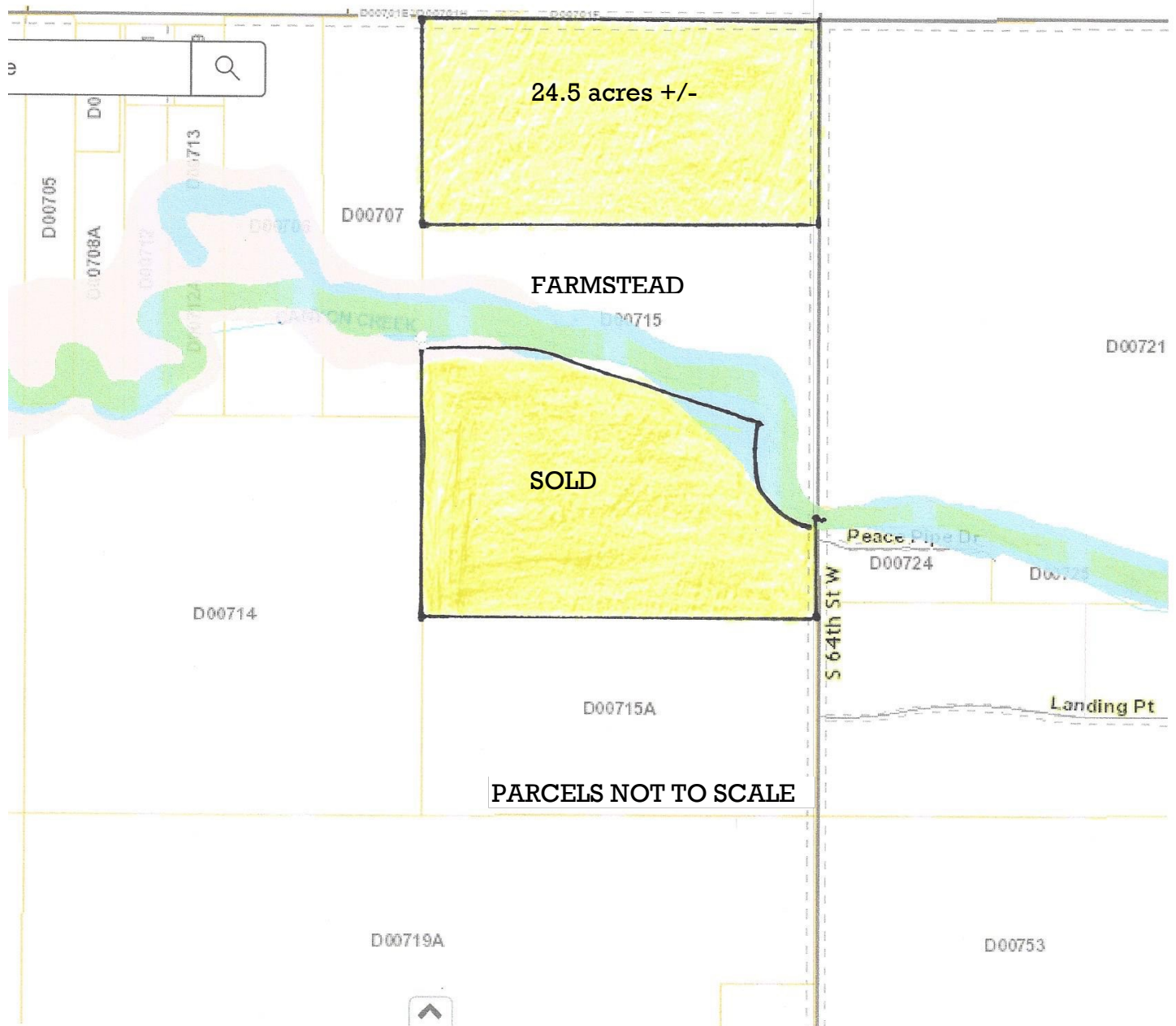












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