

# South 64<sup>th</sup> Street West

Billings, MT 59106



For additional details, contact:



**Tim Nesson**  
Broker

Member—Nesson & Associates Realty  
P.O. Box 51467  
Billings, MT 59105

Cell: (406) 860-0791  
E-mail: [tim@montanafarmranch.com](mailto:tim@montanafarmranch.com)  
Website: [montanafarmranch.com](http://montanafarmranch.com)



# South 64<sup>th</sup> Street West

**Purchase Price: \$1,056,000**



## DESCRIPTION

- Great development potential!
- 44.35 m/l acres of land, south of Hesper Road on South 64<sup>th</sup> Street West near Billings, MT
- A portion of the north border of the property has the aesthetic value of Canyon Creek
- Land appears to have the qualities of an adequate amount of water available for development of wells (further testing needed)
- Walking distance to Elder Grove School (K-6 with development plans for 7-8)
- Most of the land is currently farmed and relatively level for easy development
- Cash/new loan/possible financing to qualified buyer
- Est. 2017 Taxes: \$411
- Directions: From Billings, go west on Hesper Road turn south on 64<sup>th</sup> Street West and go approx. 0.3 mile and look for sign (property on east side of the road)
- Power and phone available



# South 64<sup>th</sup> Street West

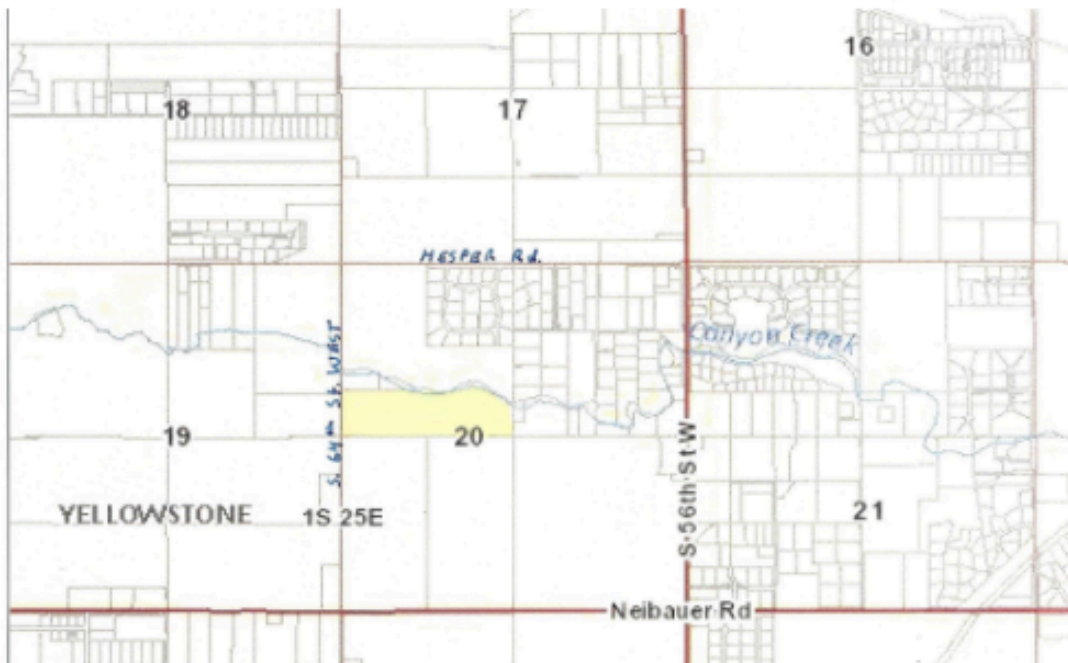
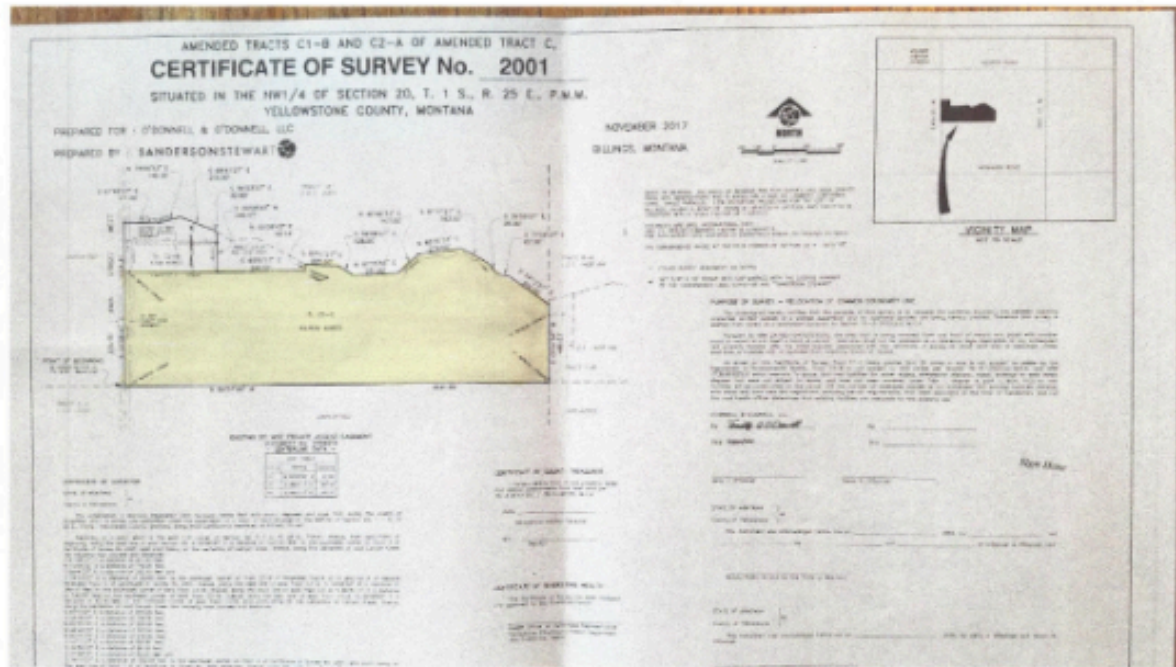
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## Billings, MT



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