

# J.O. Kinsfather Property

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@montanaranches.com](mailto:tim@montanaranches.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 64<sup>th</sup> Street West, near Billings, MT.
- Per acre price: \$25,000
- **Walking distance** to highly sought after Elder Grove School (K-6 with 7<sup>th</sup> and 8<sup>th</sup> 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**.
- Land appears to have an **adequate amount of water available** for development of wells (further testing needed).
- 11.5 shares of Big Ditch irrigation water—will transfer.
- **Zone:** rural/agricultural
- Crop not included in the purchase price.
- **Directions:** From Billings, go West on Hesper Road, turn South on 64<sup>th</sup> Street West and go approximately 3/10ths of a mile and look for sign (property lies on the West side of the road).

# J.O. Kinsfather Property

## Billings, Montana 59106



# CERTIFICATE OF SURVEY No. 3753

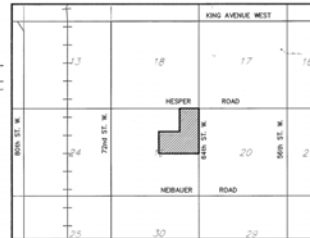
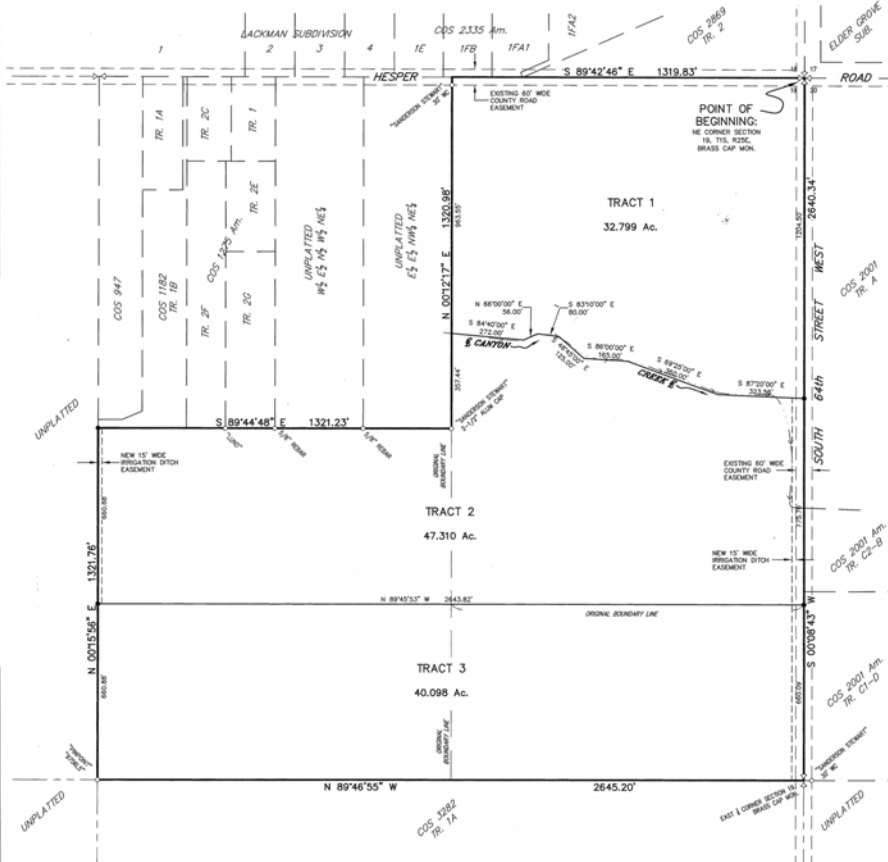
SITUATED IN THE NE1/4 OF SECTION 19, T. 1 S., R. 25 E., P.M.M.  
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : BARRY AND JOHN KINSFATHER

APRIL 2020

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



VICINITY MAP  
NOT TO SCALE



SCALE: 1" = 200'

BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83, LAMBERT CONFORMAL CONIC, SINGLE PARALLEL, LOW DISTORTION PROJECTION HAVING A POINT OF ORIGIN AT 45°47'00" N LATITUDE AND 108°25'00" W LONGITUDE WITH A SCALE FACTOR OF 1.0001515.

DISTANCES ARE GRID, INTERNATIONAL FEET. THE GRID TO GROUND CONVERSION SCALE FACTOR = 0.99999678 FOR THIS SURVEY GRID DISTANCE ESSENTIALLY EQUALS GROUND DISTANCE.

THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING OF THIS SURVEY = -0°11'18"

FOUND REBAR WITH CAP MARKED AS SHOWN OR OTHER SURVEY MONUMENT AS NOTED.

SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART".

SECTION CORNER, AS NOTED

QUARTER SECTION CORNER, AS NOTED

## 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 land 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)(a), 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 O. Kinsfather*  
Barry O. 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 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.



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.



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

*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. 0°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. 0°15'56" E a distance of 1321.76 feet to the north one-sixteenth corner of said Section 19; thence S. 89°44'46" E a distance of 1321.23 feet to the northeast one-sixteenth corner of said Section 19; thence N. 0°17'17" 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 *Ed B. B.*  
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 76-3-611(1)(b)/76-3-207(3), M.C.A.

Date: 6-8-2020

Yellowstone County Treasurer  
By *[Signature]*  
Deputy CLT

## 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

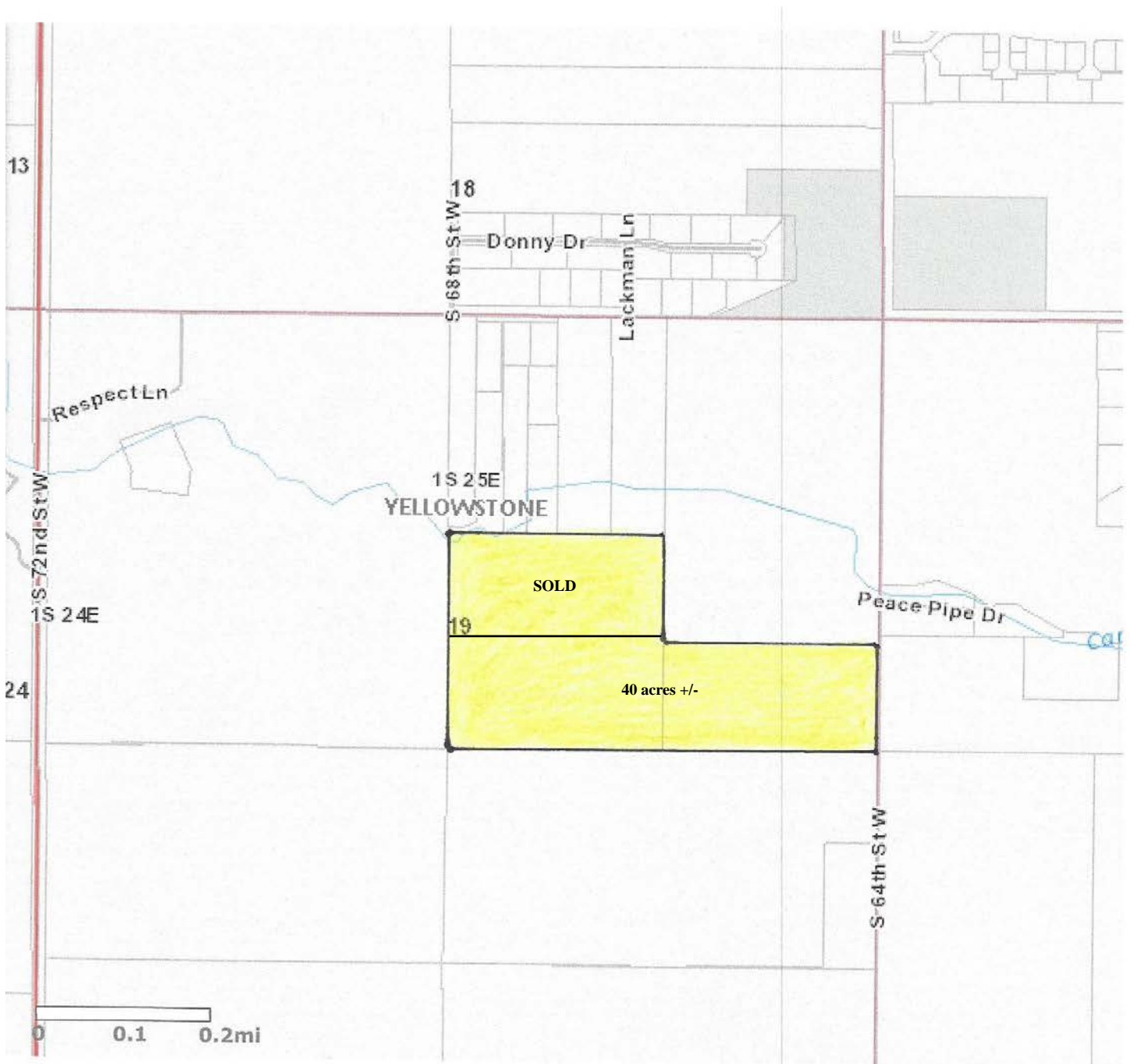
This Certificate of Survey has been reviewed and approved by Riverstone Health.

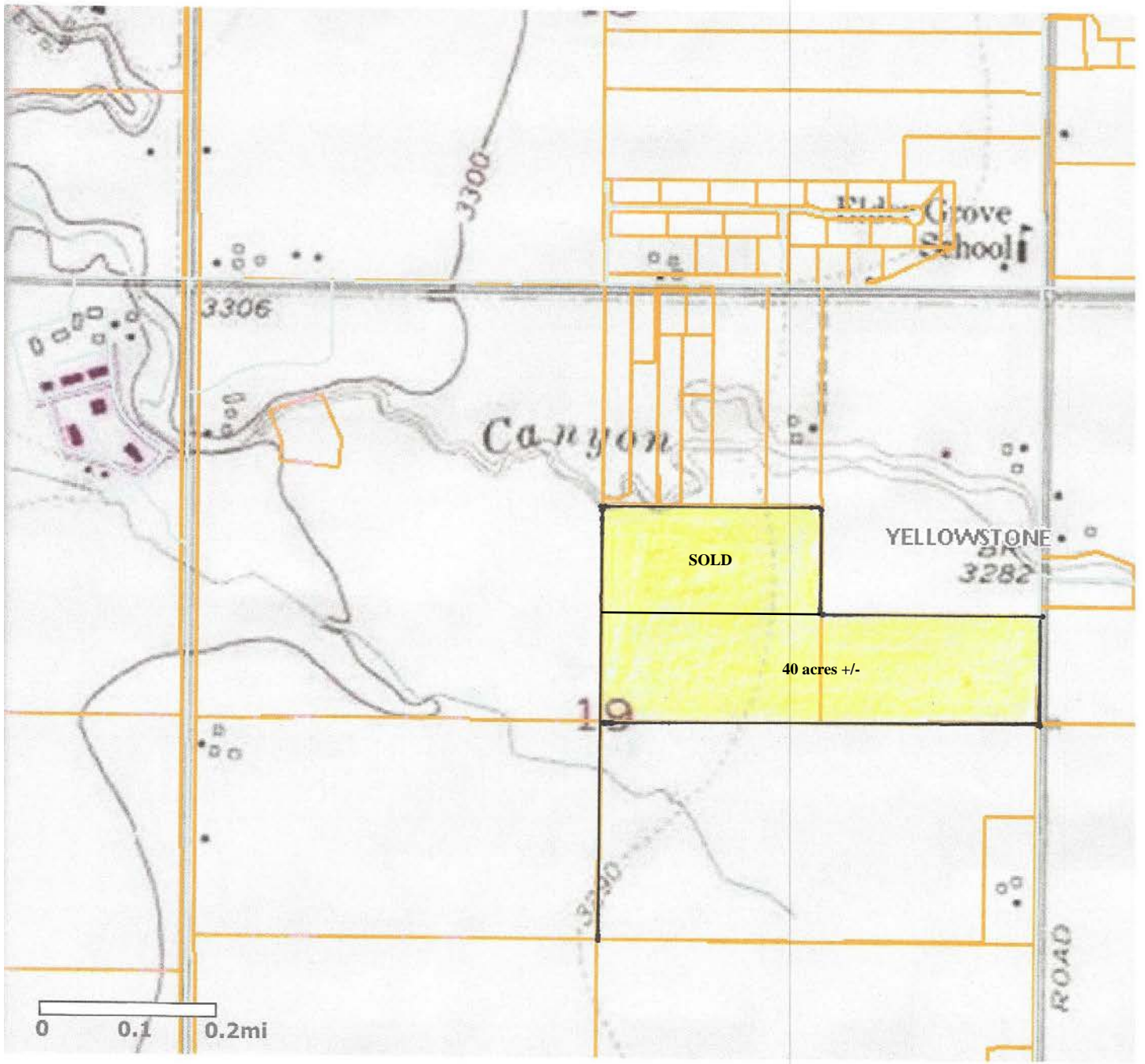
*[Signature]*  
Health Officer or Authorized Representative  
Yellowstone City/County Health Department  
dba Riverstone Health

Warranty  
DEED

Document No. 392 3940

CS 3923939  
6/15/2020 02:28 PM  
3923939



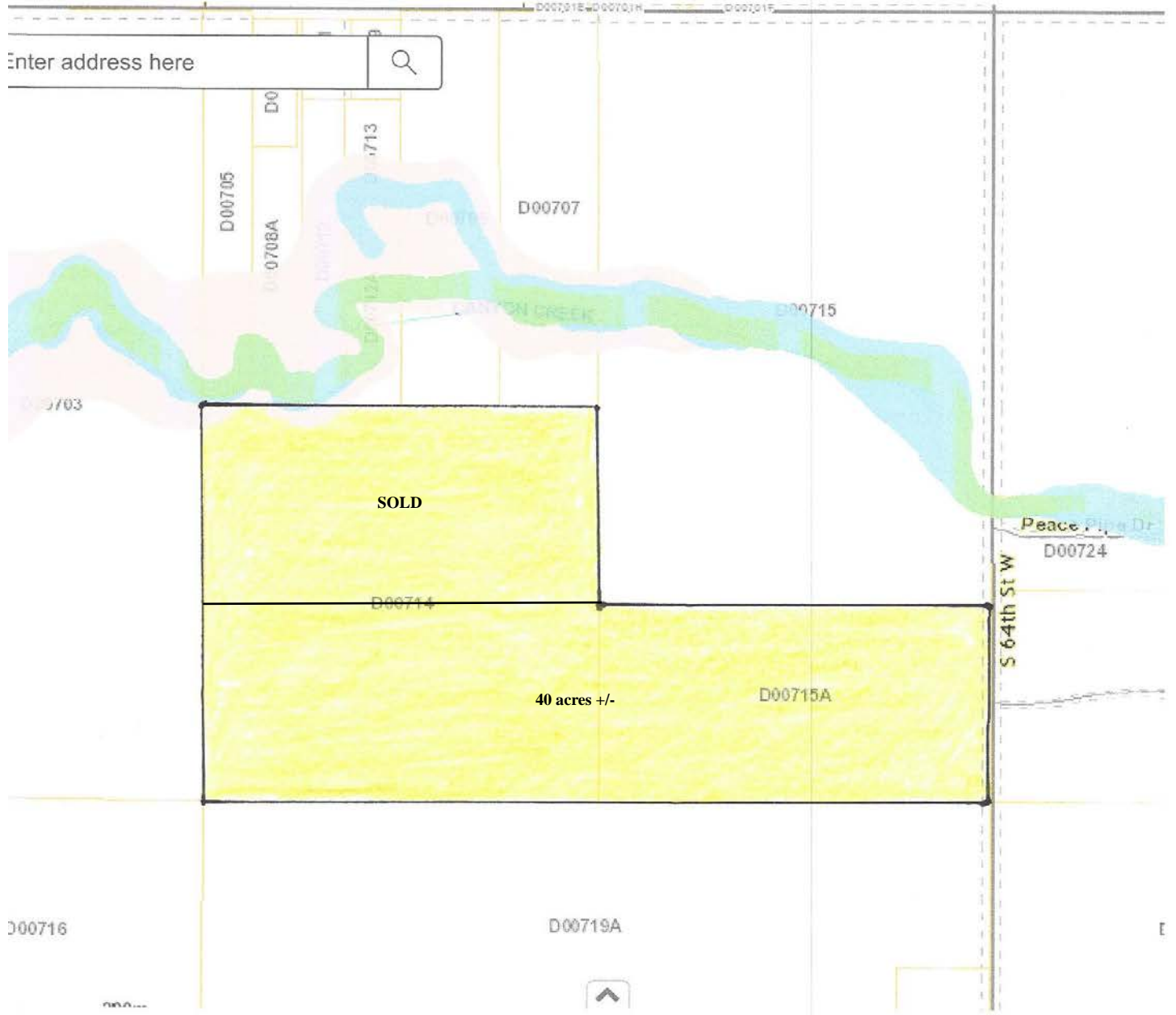


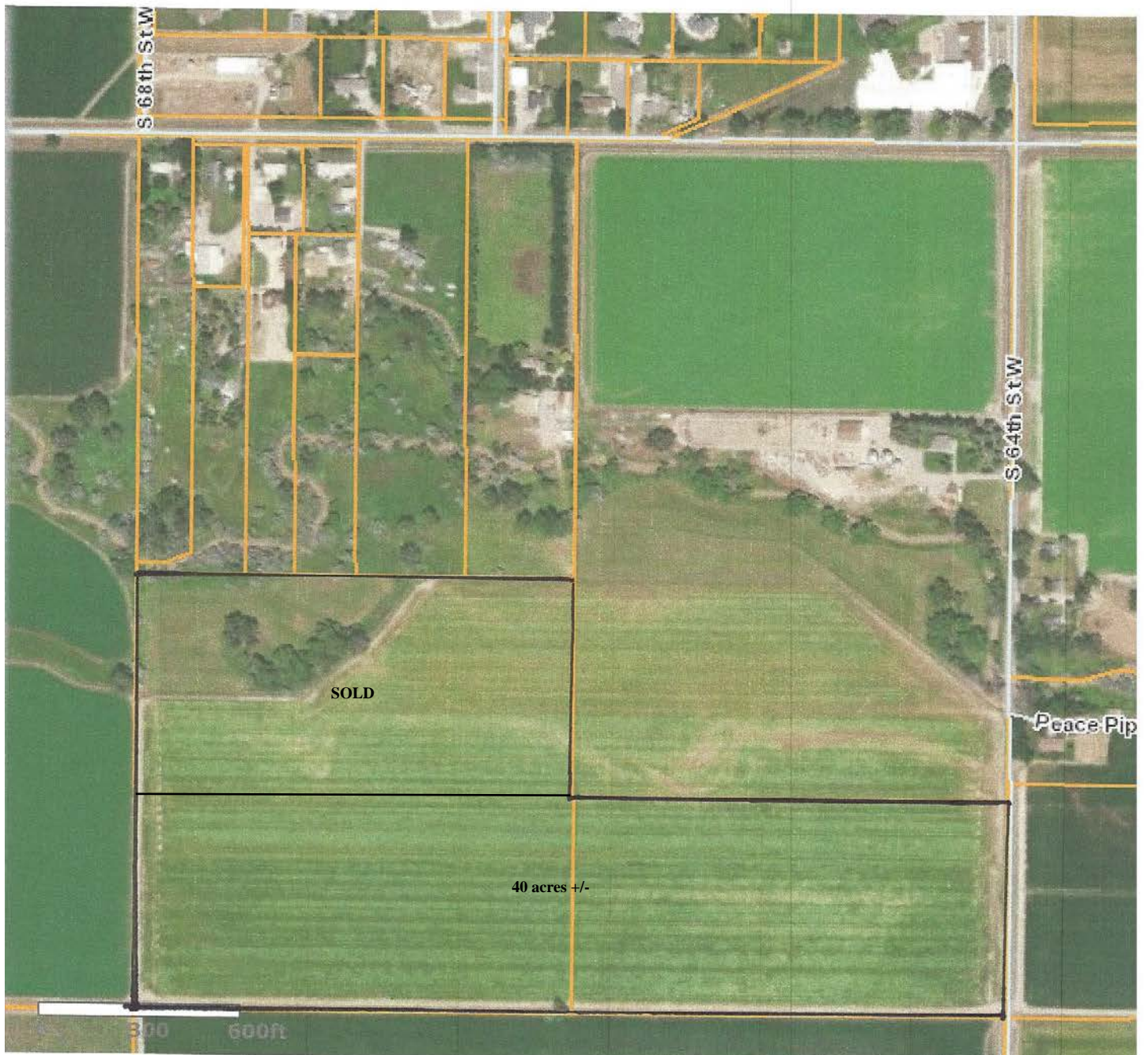
# Yellowstone County

Mapping sites

Cemetery

Enter address here





**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.