

North Kinsfather Property

Hesper Rd. & South 64th St. 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

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 64th 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 7th and 8th 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. 64th St. West. Property is located in South West corner of Hesper Rd. and South 64th West, and along S. 64th West (on West side of road, watch for signs) **(farmstead not included).**



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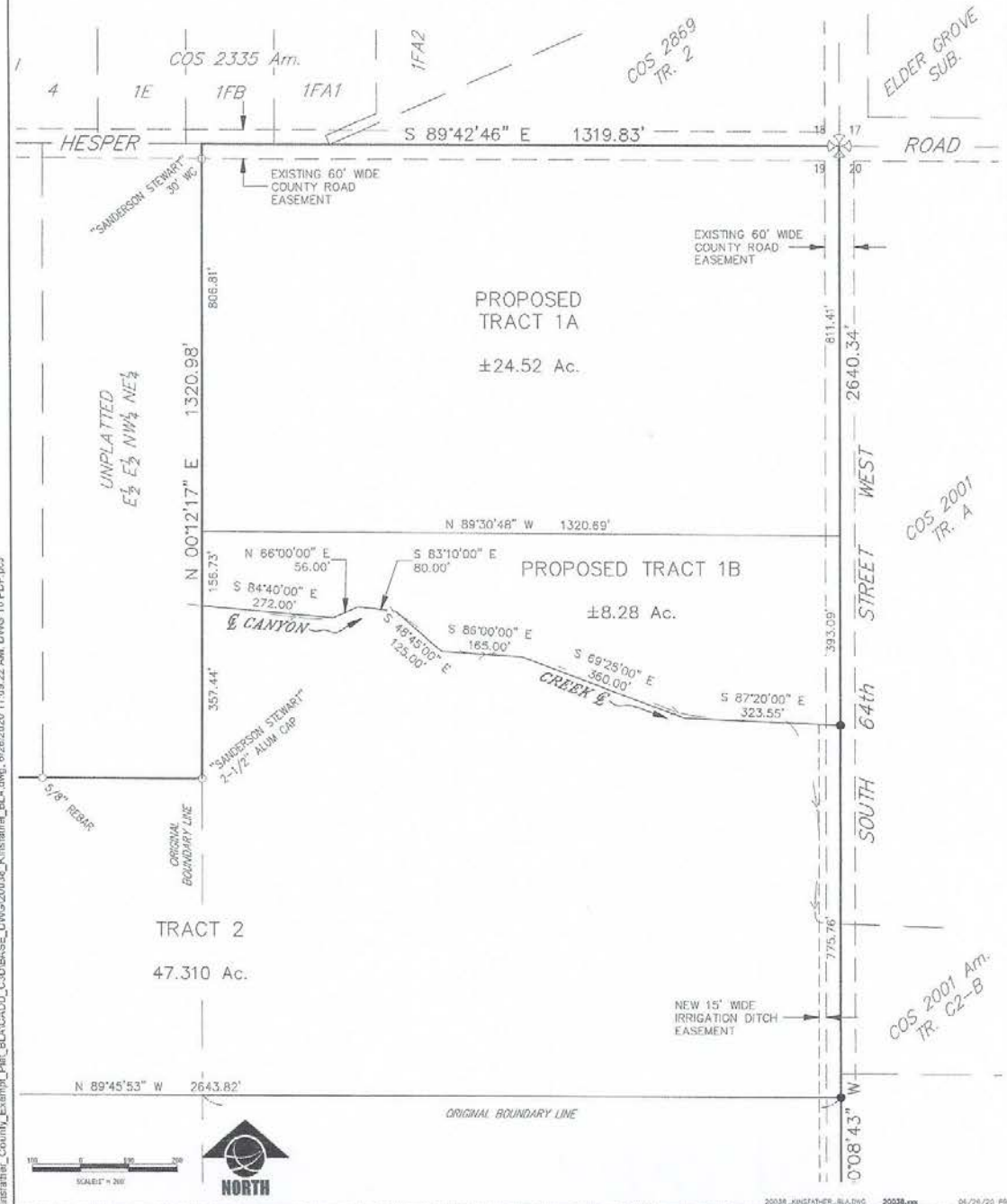
Billings, Montana 59106



EXHIBIT A
PROPOSED AMENDED TRACT 1, CERTIFICATE OF SURVEY No. 3753

PREPARED FOR : BARRY KINSFATHER
 PREPARED BY : SANDERSON STEWART 

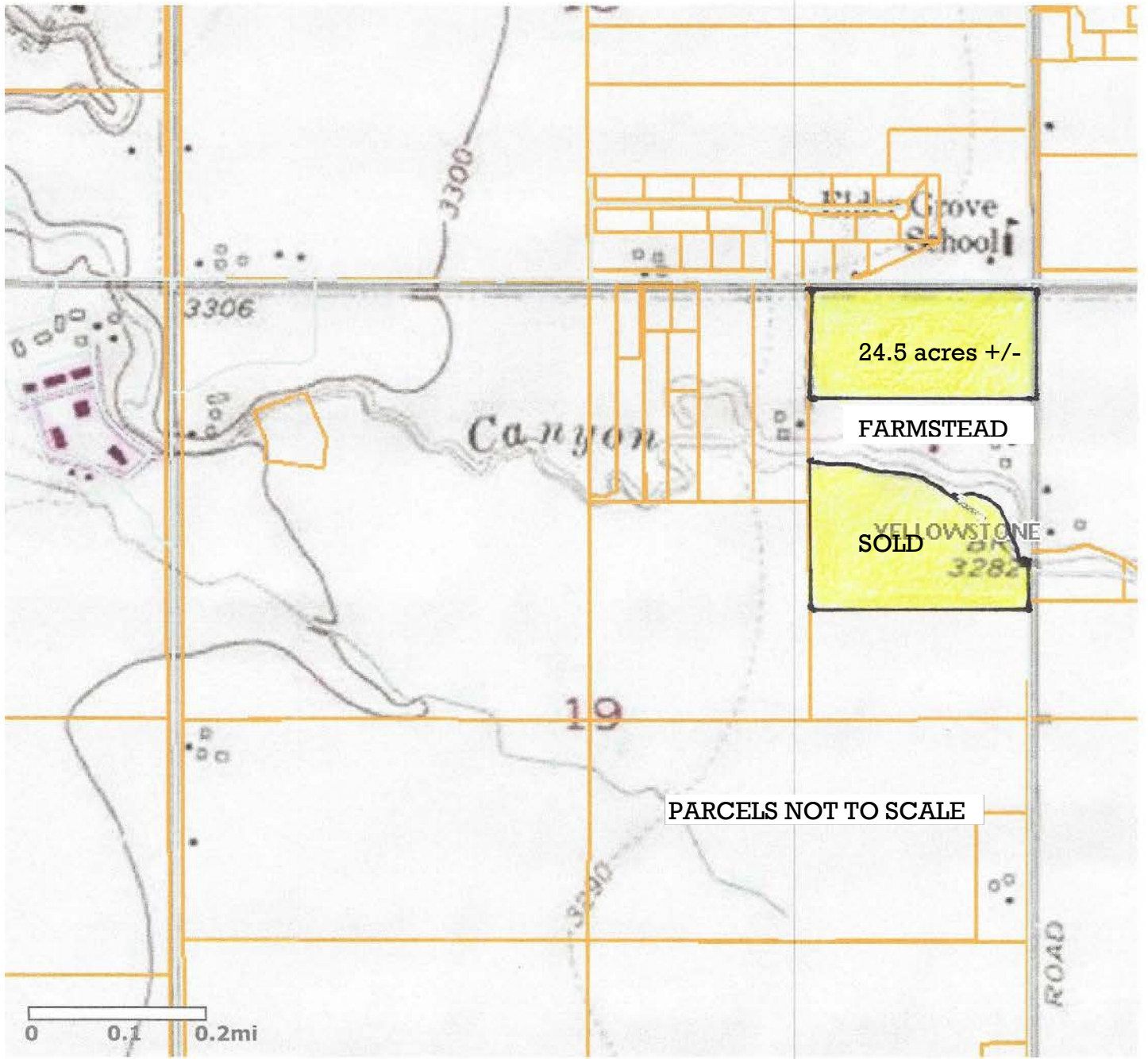
JUNE 2020
 BILLINGS, MONTANA

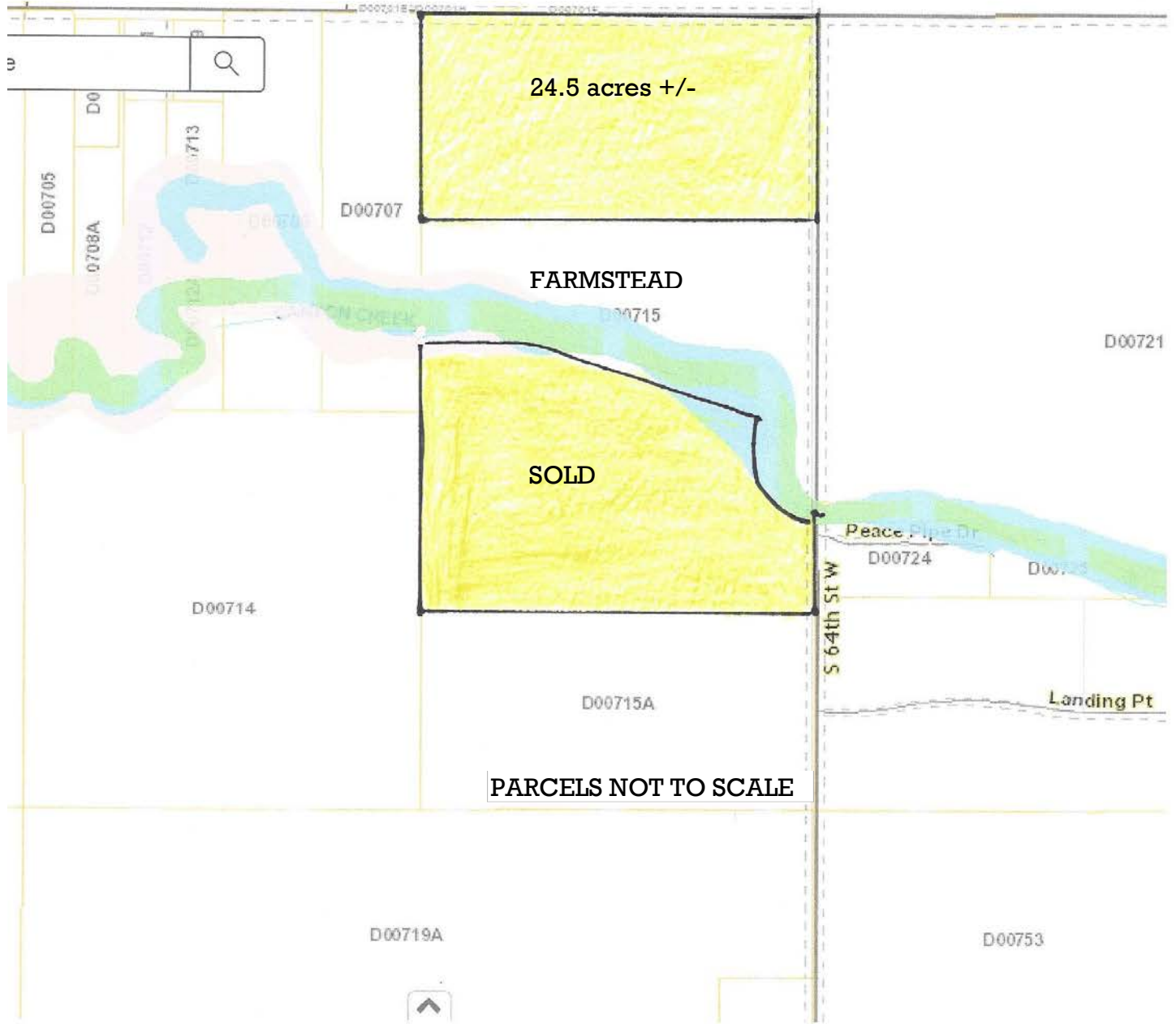


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