

Osmundson Property

Near Hardin, MT



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
Website: montanafarmranch.com

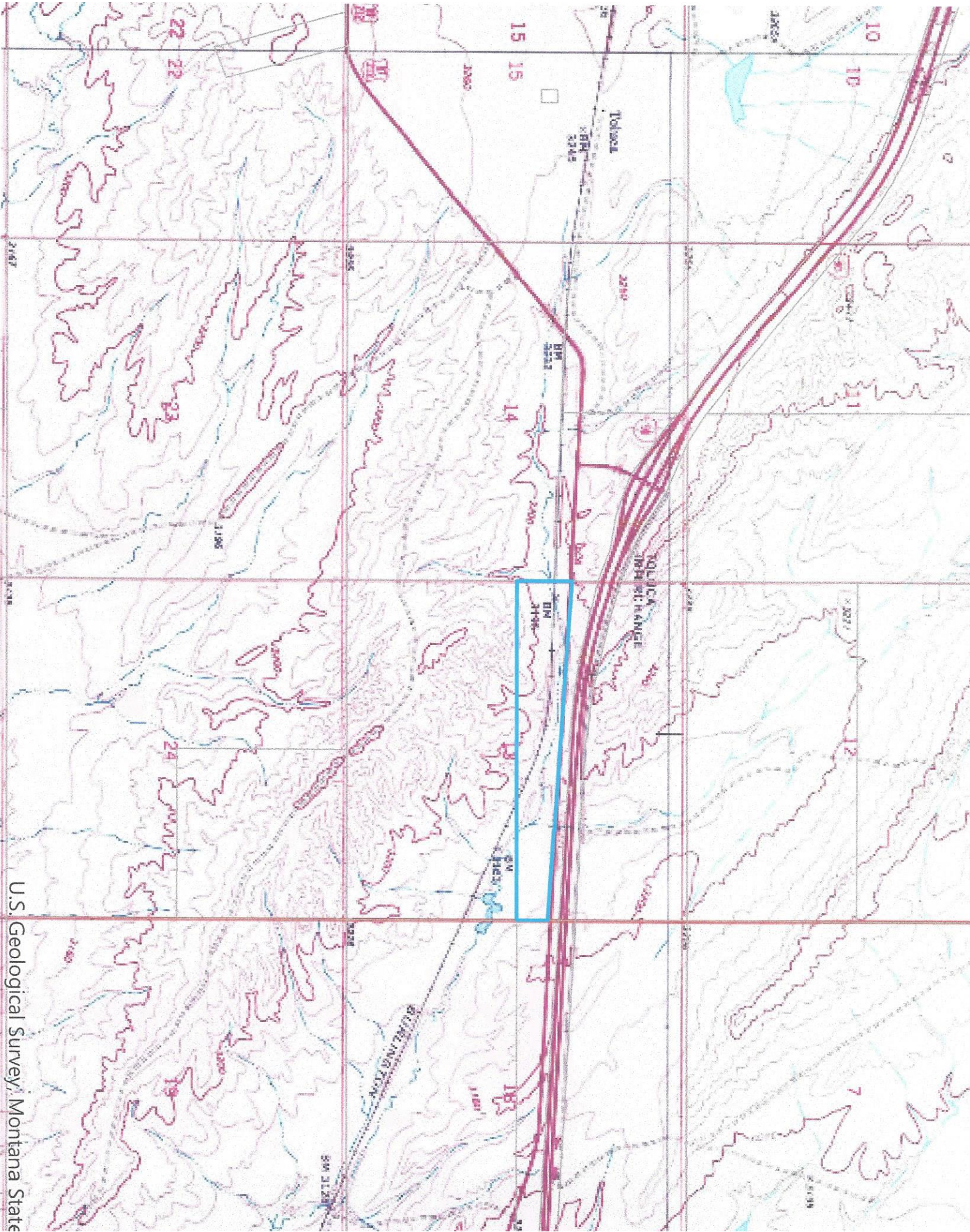
Osmundson Property

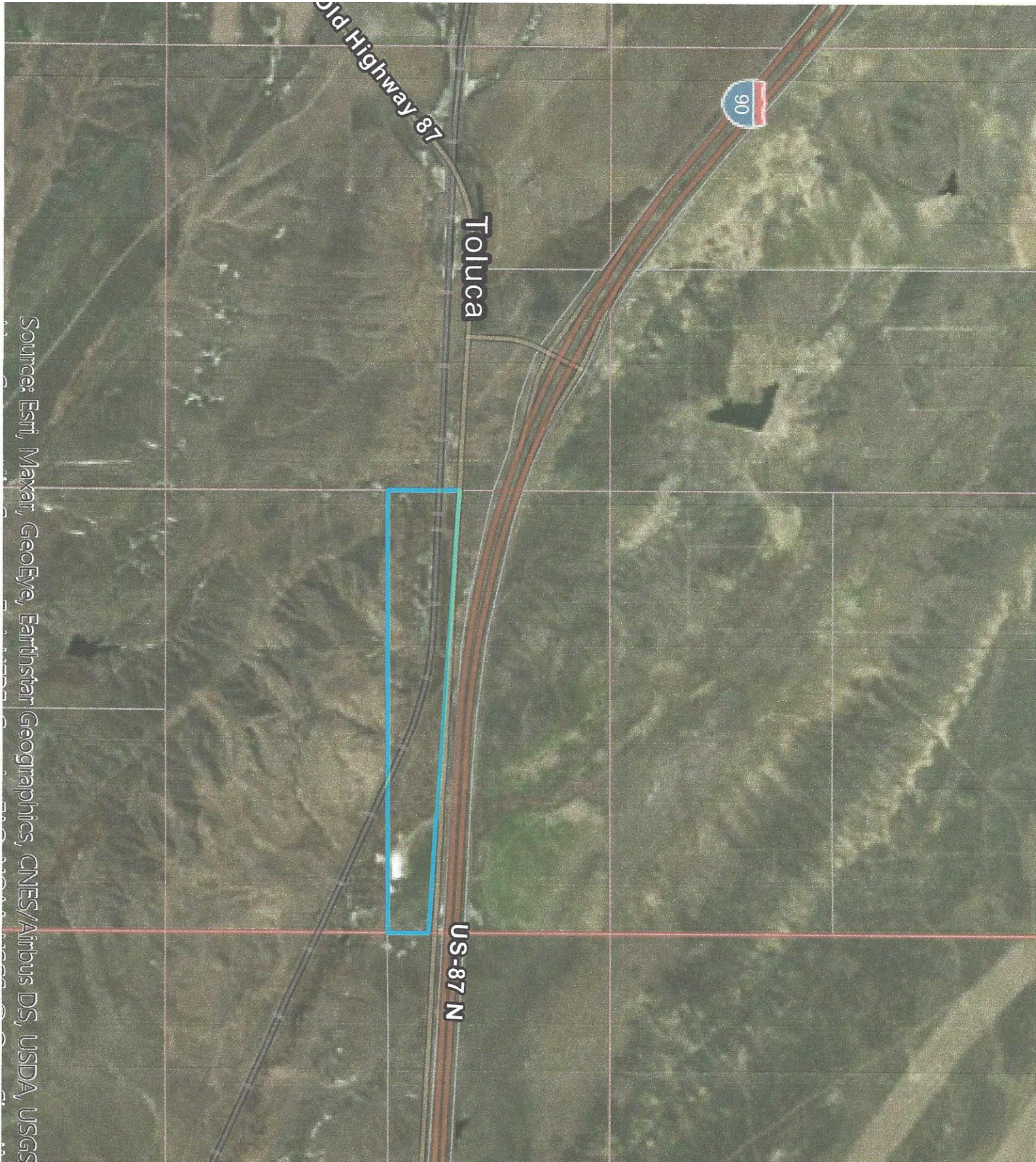
Purchase Price: \$82,000.00



DESCRIPTION

- **Total Acres:** 82+/-
- 25 acres **tillable**
- Property currently in **grass**
- Property suitable for **livestock**
- Perfect property for **mobile or manufactured home**
- Power: Available
- Elevation: 3,196 feet
- Taxes: TBD
- **Easy commute** to Billings and Hardin
- Property close to Exit 484 on I-90
- **Location:** 14 miles west of Hardin on Old Highway 87 East
- **Directions:** From Billings, travel 32 miles East on I-90, take Exit 484, travel 1/8 of a mile to Old Highway 87, then go East one mile—property is on South side of Old Highway 87, look for sign
- BNSF railroad passes through property
- Per Big Horn County Treasurer's Office, Certificate of Survey to be established prior to closing
- Gypsum stored on property, will be moved prior to closing





Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN

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.