

J.O. Kinsfather Property

South 64th Street West
Billings, MT 59106



For additional details, contact:



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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 64th Street West, near Billings, MT.
- Per acre price: \$25,000
- **Walking distance** to highly sought after Elder Grove School (K-6 with 7th and 8th 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 64th Street West and go approximately 3/10ths of a mile and look for sign (property lies on the West side of the road).

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