

Toluca House & Pasture Property

Located 30 Miles East of Billings, 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

Toluca House & Pasture Property

Purchase Price: \$950,000.00



DESCRIPTION

- **Total Acreage: 722 +/-**
 - 62 +/- ac cultivated
 - 660 +/- ac grass
- **5 reservoirs, 20,000-gallon water tank**
- **3,840 sq. ft. house with attached, heated 2 car garage**
 - 1,920 sq. ft. first level (3 bedrooms, 1.5 bathrooms)
 - 1,920 sq. ft. full basement, partially finished (1 bedroom nonconforming, 1 bath)
 - R-38 added to ceiling
 - New roof (in 2018)
 - Newer boiler, hot water heater, and water pump
 - Hot water heating and new furnace central air conditioner (in 2019)
 - 3 new picture windows in living room
 - Dishwasher
 - Newer flooring in kitchen, living room, and master bedroom
 - 6,400-gallon cistern
 - Enclosed patio
 - New tile in main bathroom
- **Average rainfall: 12-14 in.**
- **Elevation: 3,300 feet**
- **Estimated Taxes: \$1,972.68 (on house and 20 acres), additional pasture TBD**
- **Wild life: deer, antelope, sharp-tail**
- **Owner is real estate broker**

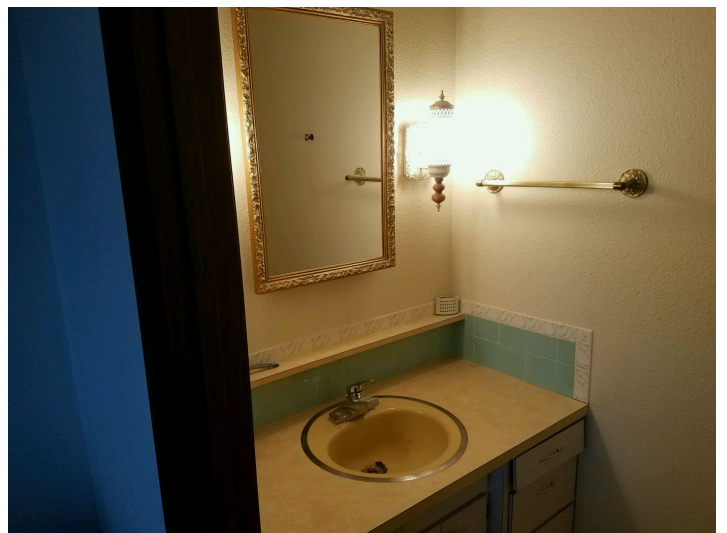
Toluca House & Pasture Property

722 +/- Acres (62 ac. cultivated, 660 ac. grass)

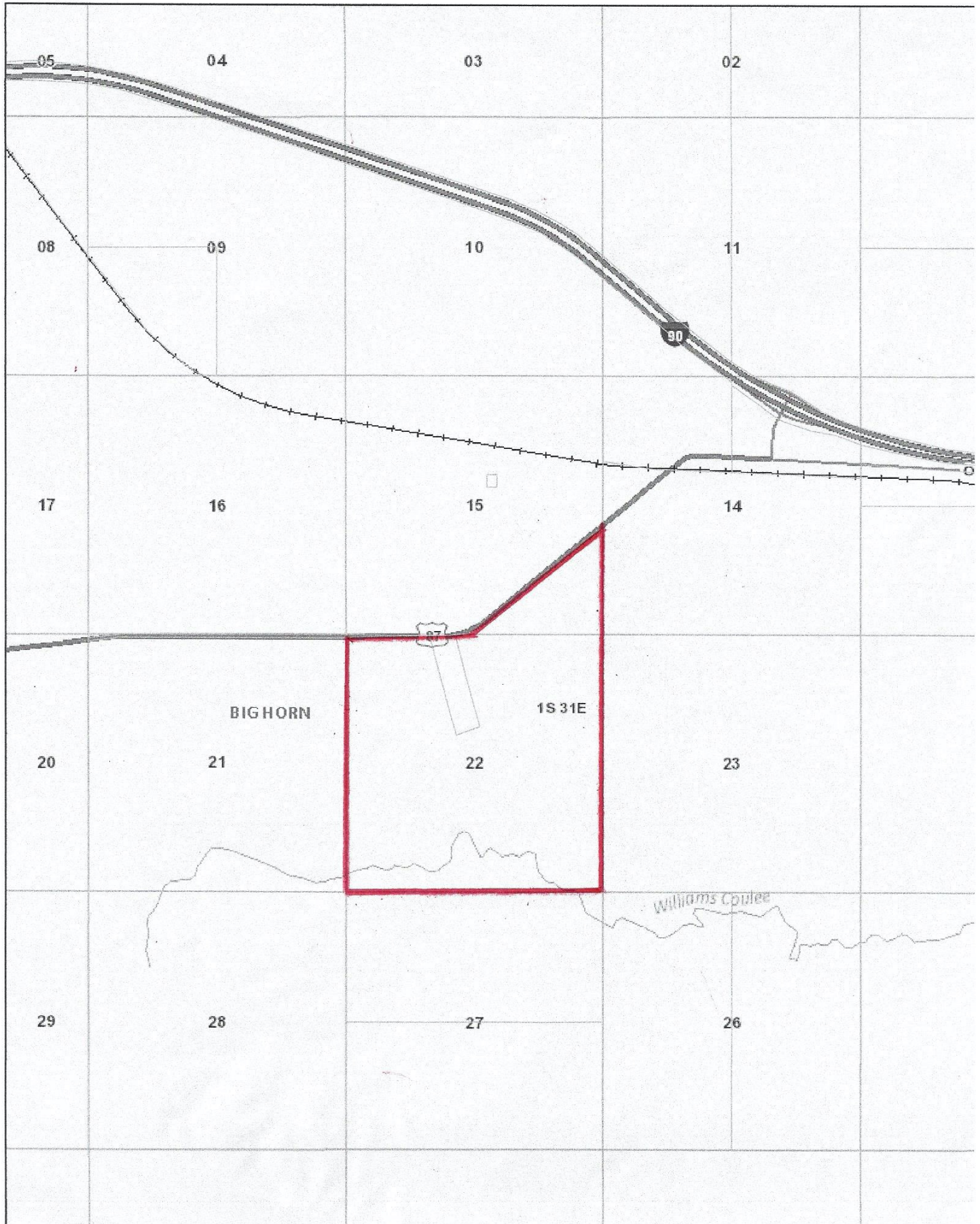


Toluca House & Pasture Property

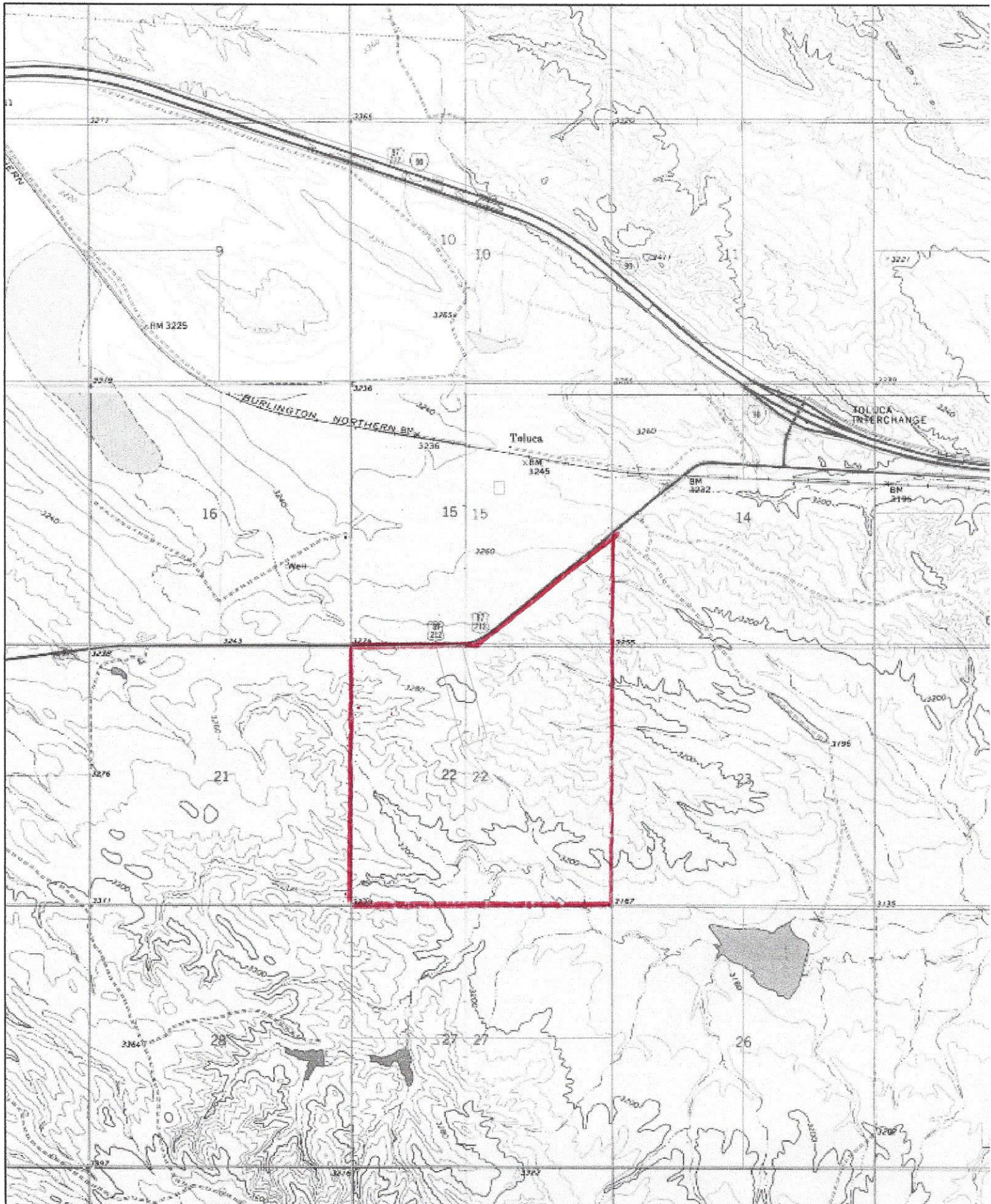
30 Miles East of Billings, MT



Montana Cadastral Map



Montana Cadastral Map





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.