

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: \$1,500,000.00 (\$25,000/AC.)

Total Acres: 60 +/-



Great Development Potential!

- **60 +/- acres** of land South of Hesper Road, along the West side of South 64th Street West, near Billings, MT.
- **Close walking distance** to highly sought after Elder Grove School (K-6 with soon to be completed 7th and 8th grade middle school).
- **Est. Taxes:** \$900.00 +/-
- **Utilities:** in close proximity
- **Terms:** Cash/new loan
- North-West corner of property comes in **close proximity to Canyon Creek** (nice grass park).
- 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.
- Most of the land is currently farmed and relatively level for **easy development**.
- Crop not included in the purchase price.
- Some lower areas of Canyon Creek may be **Yellowstone Co. Floodplain map**.
- **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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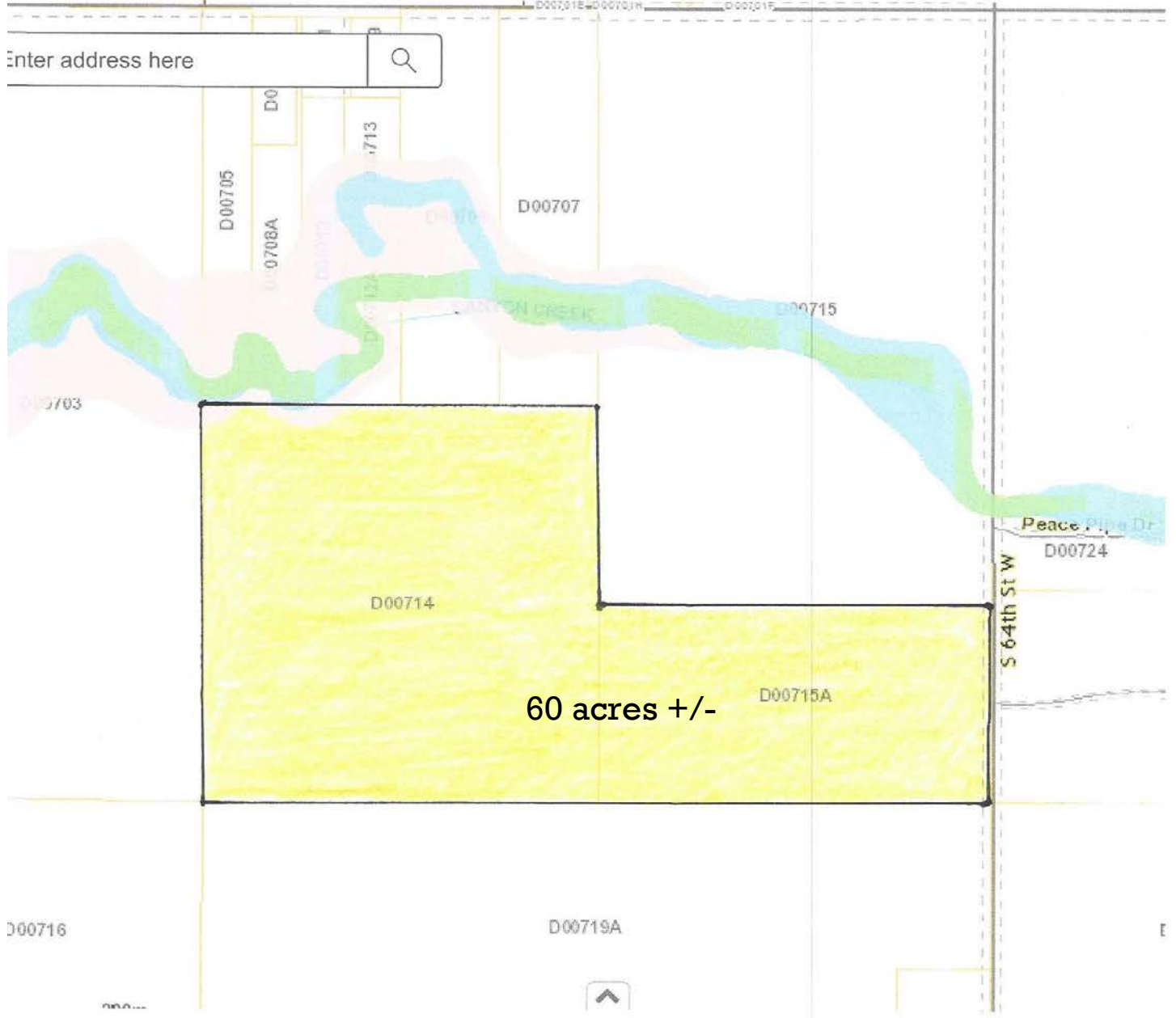


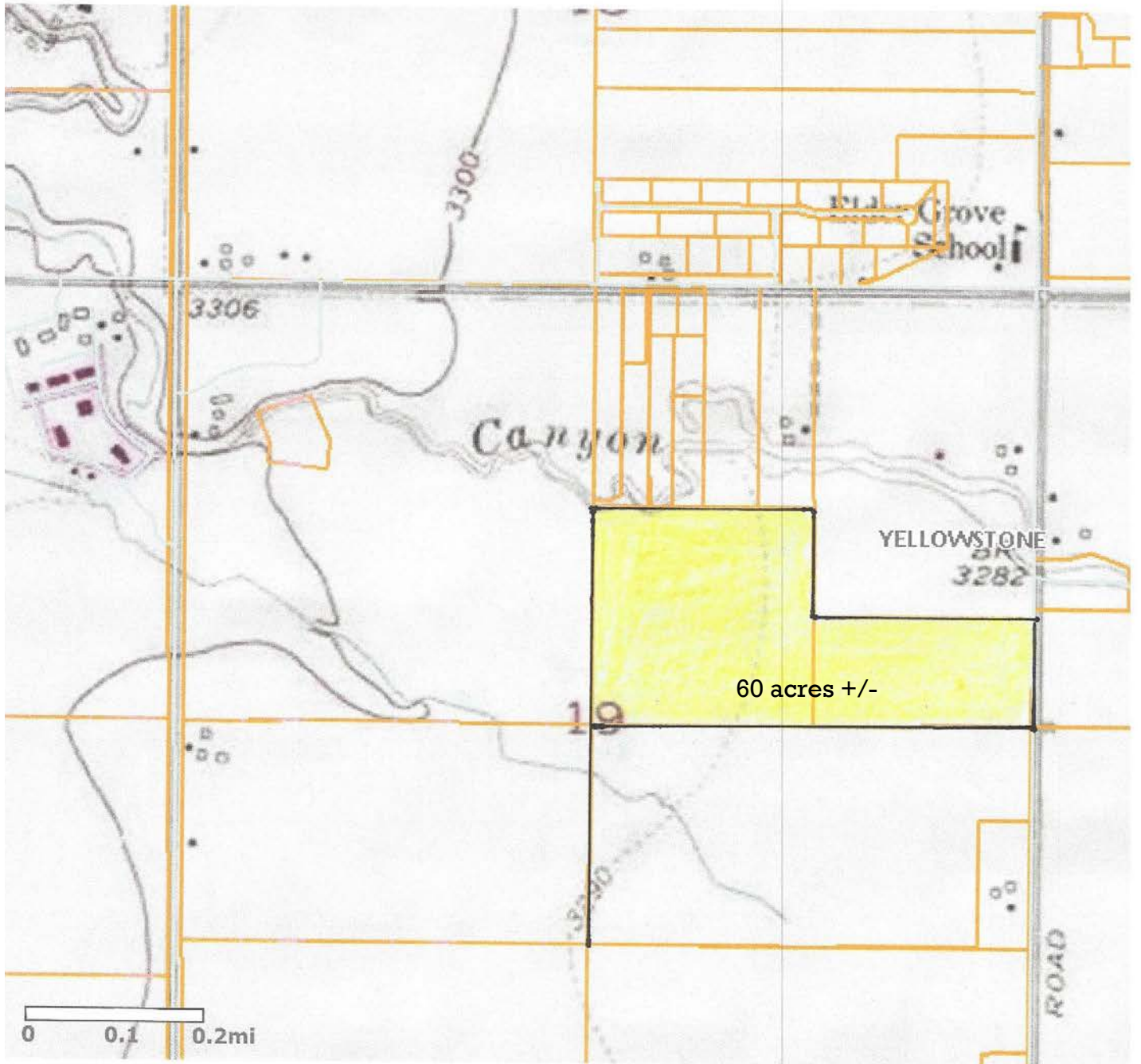
Yellowstone County

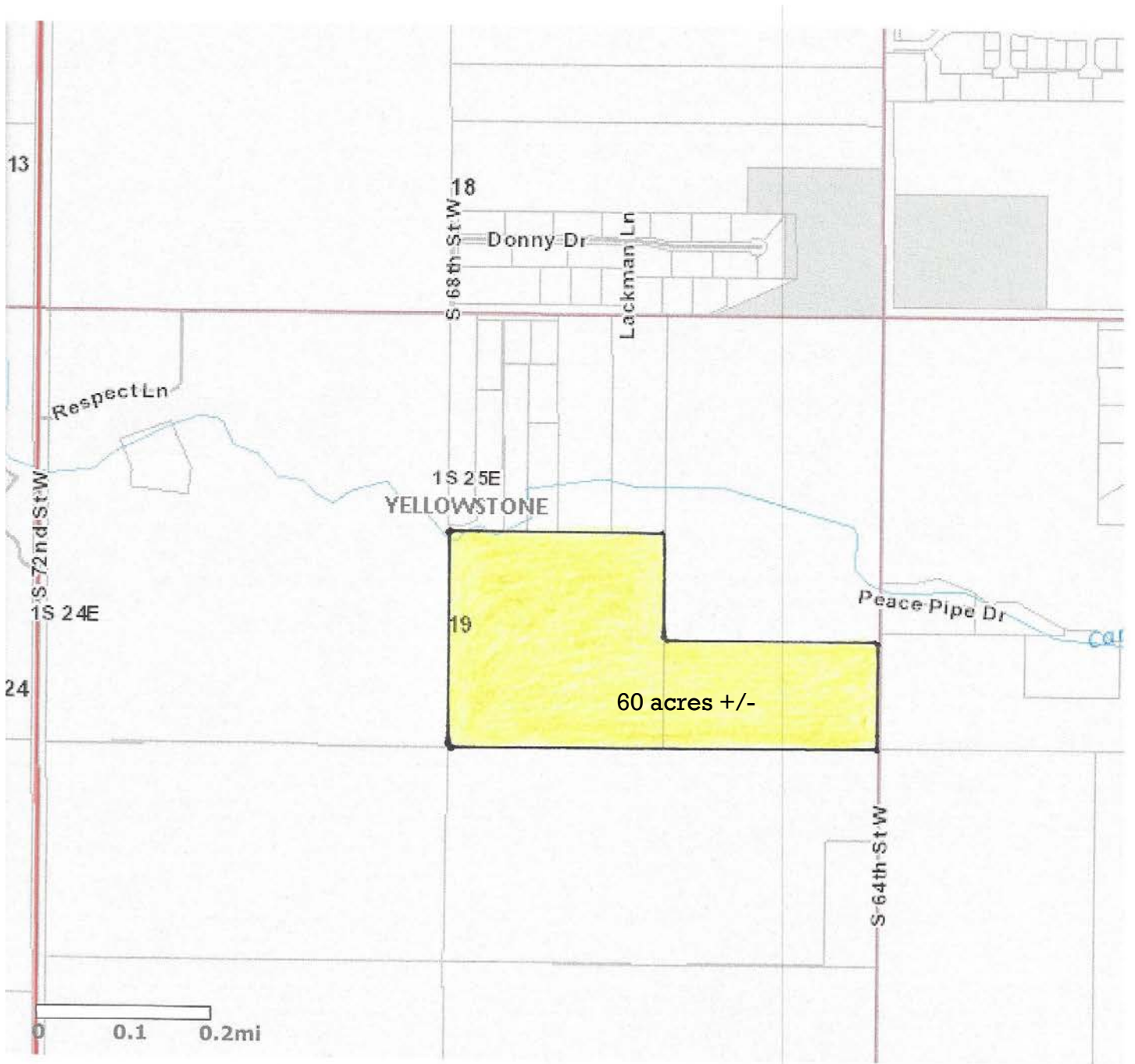
Mapping sites

Cemetery

Enter address here









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