

Sage Hill Property

Billings, Montana 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@montanafarmranch.com

Sage Hill Property

Purchase Price: \$2,800,000.00

Total Acres: 560 +/-

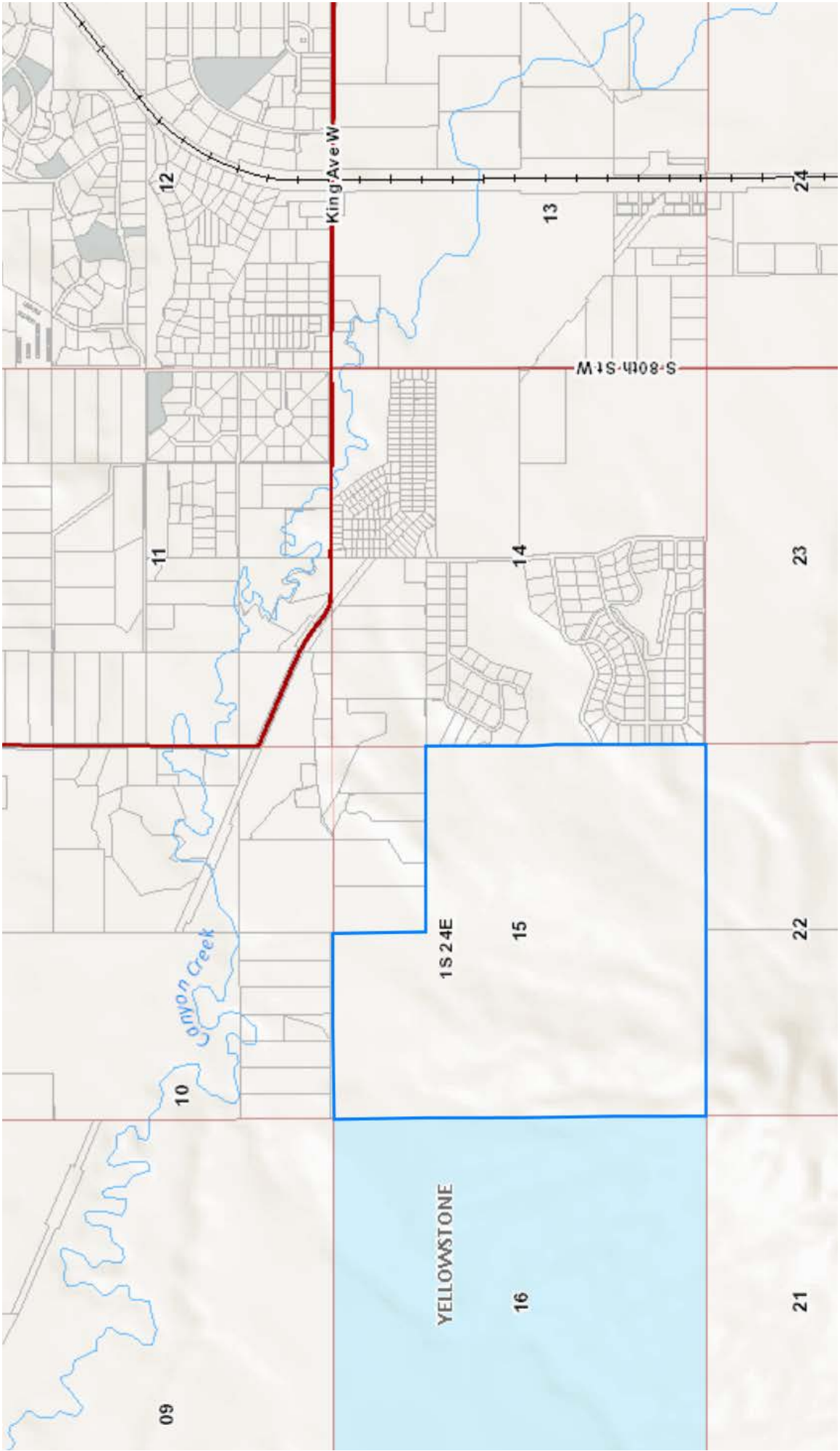


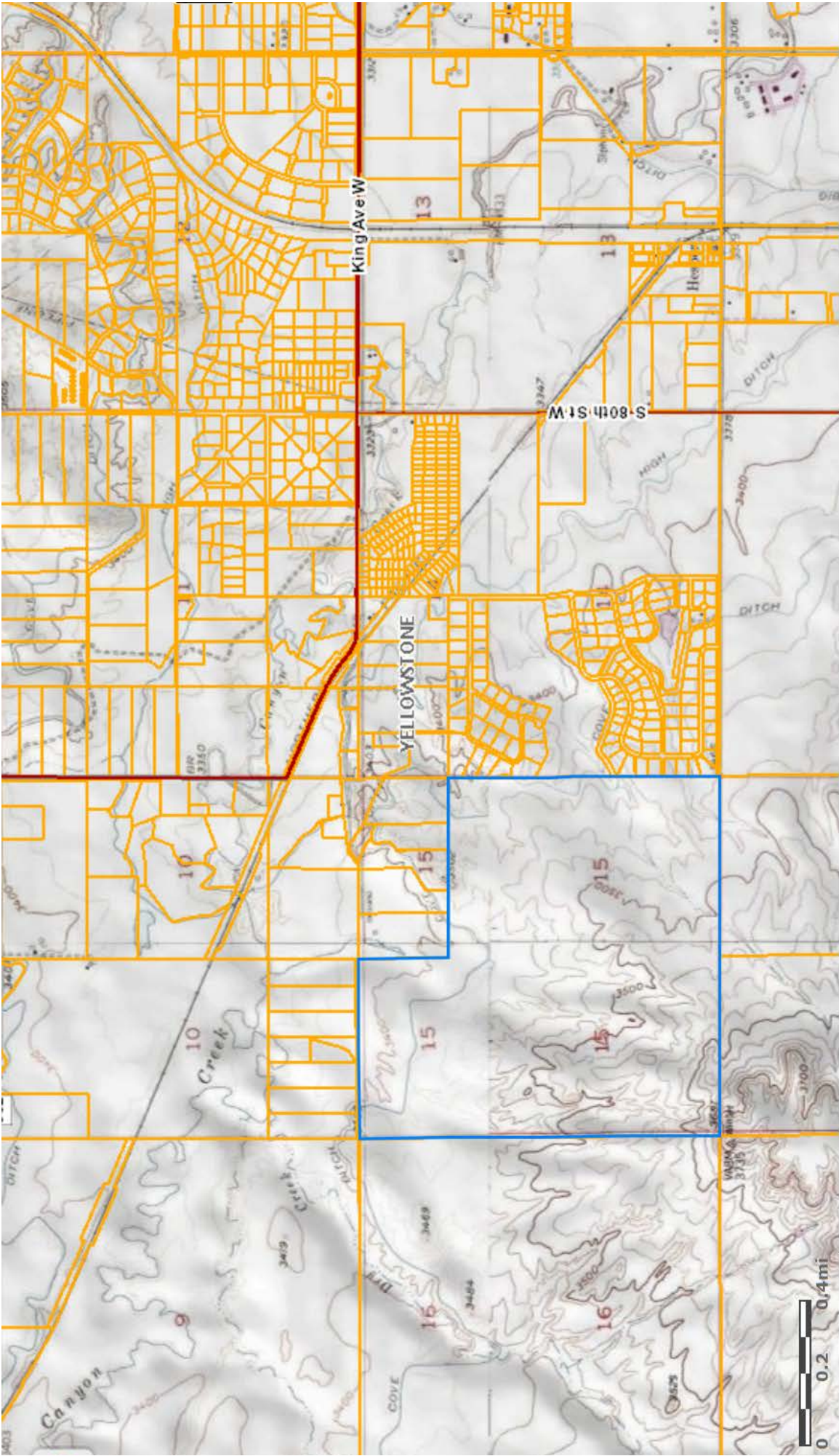
- **560 +/- Acres** of prime development property with potential for subdivision(s), ranchettes, and recreational opportunities.
- **Power** is within **close proximity** from adjoining subdivisions.
- **Cove irrigation ditch** traverses along the north and east side of parcel including a pond on the east border.
- **Zoning:** vacant land/rural.
- **Property tax:** \$342 (estimated)
- **Schools:** Elder Grove (elementary and middle school) and West High School.
- Acreage consists of **rolling hills and draws** covered with native grasses, a few trees, and brush.
- **Elevation:** 3400'-3681'
- The property **borders a state section** to the west.
- The land bordering to the south is **agricultural/pasture land**.
- **Hesper Road could be extended** to the southeast corner of the property due to an already established right of way (buyer to verify).
- Sage Hill Properties is an **easy commute** to the city of Billings or Laurel.
- A portion of the north and east adjoining properties are currently **subdivided**.
- **Accessibility:** The north side is accessible by 88th Street and King Avenue West; east side being accessible from Cutthroat Dr. off the end of Hesper Road.
- **Wild Life:** deer, antelope, ducks, and pheasant.
- There are **ten shares** currently allocated for this parcel from the Cove Ditch. With proper implementation more water may be made available (buyer to verify) by the farmer owned Cove Ditch Company.
- **Directions:** To access the west side from Billings, head west on King Avenue West to 88th Street, turn left but stay on King Avenue West property being on the south dead ending at the northwest corner of property. To access the east side from Billings, head east on Hesper Road and take a right on Longmeadow Drive, then turning left on Cutthroat Drive.

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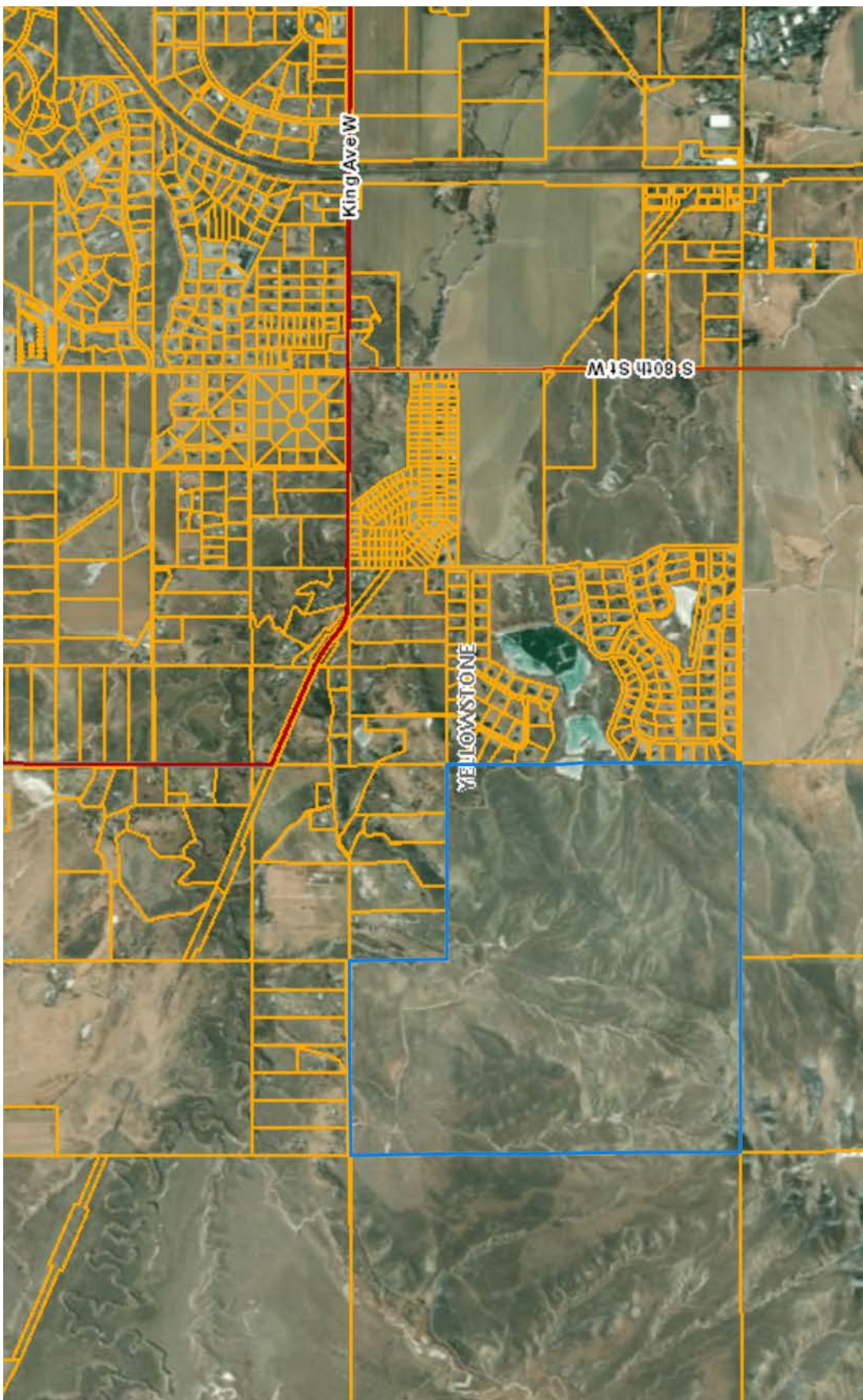




King Ave W

S 80th St W

YELLOWSTONE



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