

Bring the animals!



\$ 575,000



2929 US Highway 312, Billings, MT 59105

- » Beds: 4 | Baths: 1 Full
- » MLS #: 347471
- » Single Family | 2,334 ft² | Lot: 7.37 acres
- » 7.37 acres with NO RESTRICTIONS!
- » Has Highway frontage.
- » More Info: 2929USHighway312.com



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What a find!! This 7.37 acre property has endless possibilities. Acreage can be subdivided into 3 acre lots. No covenants and restrictions here, so build extra homes, shops, barns, whatever you need here. Property produces hay. Bring your horses, goats, chickens and other animals you have. All the fence panels, horse shelters, coral, chicken house and fencing conveys with the sale. There are 7 shares for the irrigation, seller does not use them though. There is an artesian well on the property also. Great private well provides water to the house. Wells in the area are at approx. 60 ft. Acreage is only fenced on the NW side. There are boundless trees on the property providing ample shade for the animals.

House is an older ranch style home, built in 1930. Has 4 bedrooms and 1 remodeled bathroom. Has natural gas supplying Gas Forced air heat, and public electric service. Private well and septic. Home also features a wood burning stove in the living room to provide a really cozy, warm home in winter. Nice large open kitchen with a dining area. Fridge and Gas stove are brand new and are included. Washer and dryer also convey. The home needs some cosmetic TLC, just exterior paint mostly, but it is fully functional and just waiting for you to make it your own.

Property provides for tons of extra room for your vehicles, RV's/boats & toys. There is an oversized garage/shop with 200 amp service and

