

Nave Ranch

2139 Alkali Creek Road

Billings, Montana 59105

Jacob L. Korell



Member:

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\$2,500,000

Development Potential!



- One-level rancher
- 3 Bedrooms
- 2 Bathrooms
- 1,742 sq. ft.—Buyer to verify
- Built in 1968
- Double attached garage
- Shop & Tack Buildings & Arena
- 325.40 Acres

Information herein deemed reliable, however, is not guaranteed. The sale offering is made subject to errors, omissions, change of price and prior sale and withdrawal without notice in accordance with the law. This property is offered without respect to race, color, creed, national origin or familial status.

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Additional Features

LOCATION: The ranch is located on Alkali Creek Road in Billings. The east boundary of the ranch is quarter of a mile west of the city limits of Billings. Alkali Creek runs through property for approximately one half mile.

IMPROVEMENTS: There is a 3 bedroom, 2 bath home with a two car garage. The home has 1,740 sq. ft. and is in very good condition. In addition, there are two pole frame buildings; one used as a work shop with storage in the rear and the other as a saddle room and machine building. Plus there is a covered hay storage building open on four sides. There is a riding arena with the building. Ample facilities for the horse enthusiast.

WATER RIGHTS: There are three water rights filed on Alkali Creek. Two are for livestock and one pump right for irrigation.

Two wells. One used for livestock and the other was for the residence, but was never hooked up.

ACREAGE: 325 Acres deeded.

UTILITIES: Power on the property. The house is on a cistern and septic tank.

MINERALS: All minerals owned by the seller will be transferred at closing, if any.

STATE LEASE: 360 Acre State Lease to be transferred at closing.

REAL ESTATE TAXES: \$1,094 for 2011

REMARKS: This property is in the path of development and great upside potential. The planned Outer Belt Loop will come very close to the property. Billings water and sewer lines are within a quarter mile on the east side. The ranch fronts on Alkali Creek Road for a half mile. It's planned in the future to bring water and sewer up Alkali Creek for development. A great offering for a patient investor.

PRICE: \$2,500,000.

TERMS: Cash to seller.

