

*310 Homestead Road
Lavina, Montana 59046*

Timothy J. Nesson



Member:

Landmark of Billings Inc.

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\$186,000

Located Southeast of Lavina, Montana, in the Bull Mountains. Could be the perfect home away from home, and enjoy the quiet solitude this property will provide. Great views with plenty of recreational opportunities, such as hunting (elk, deer, turkey, bobcats), wildlife viewing, horseback riding, camping, and four wheeling.

- ♦ 124 acres: Grass—48.5 acres, Wild hay—31 acres, Forest—45 acres.
- ♦ Average Rainfall: 12—14 inches
- ♦ Elevation: 3,950 feet
- ♦ No improvements
- ♦ Taxes: \$100 (estimated)
- ♦ Gravel Pad for RV
- ♦ Water: wells in area
- ♦ Electricity: nearby
- ♦ Terms: Cash or possible real estate trade
- ♦ Minerals: Seller retains, if any.



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.

Directions: All weather road provided from north except for the last quarter mile +/- . Go 6 miles east of Lavina on Hwy 212 to Dean Creek Road, 2 3/4 miles to Homestead Rd, then 6 miles south on Homestead Rd to property, look for sign.

