

# LAND FOR SALE

**27.564 Acres—Irrigated—in Billings, Montana's highly sought-after West End.** Property lies adjacent to the North of one of Billings best schools—Elder Grove. Zoned Rural/Agricultural with access from South 64th Street W and South 68th Street W. Parcel is level and has fantastic development potential. Crop not included.

**TBD S 64th Street W | Billings | MT | 59106**



- ◆ Acres: 27.564
- ◆ Type: Agricultural
- ◆ Zoned: Rural Agricultural
- ◆ Taxes: \$441.30
- ◆ Electricity: In proximity
- ◆ Gas: In proximity
- ◆ Sewer: None
- ◆ Water: No
- ◆ Phone: In proximity
- ◆ Topography: level
- ◆ Street Surface: asphalt, public / gravel, public
- ◆ Road Frontage: 278' on S 64th St. W and 568' on S 68th St. W.
- ◆ Schools: Elder Grove, West
- ◆ Directions: From Billings take Hesper Road west to South 64th St W, turn right. Property is on west side of S 64th St W adjacent to Elder Grove School.
- ◆ MLS #321795



**SCOTT GROSSKOPF**  
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**Landmark of Billings, Inc.**

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**\$771,792**

**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.**

a, 27.564 AC +/-

