

FOR SALE

64TH & CENTRAL



SAGE

LAND COMPANY

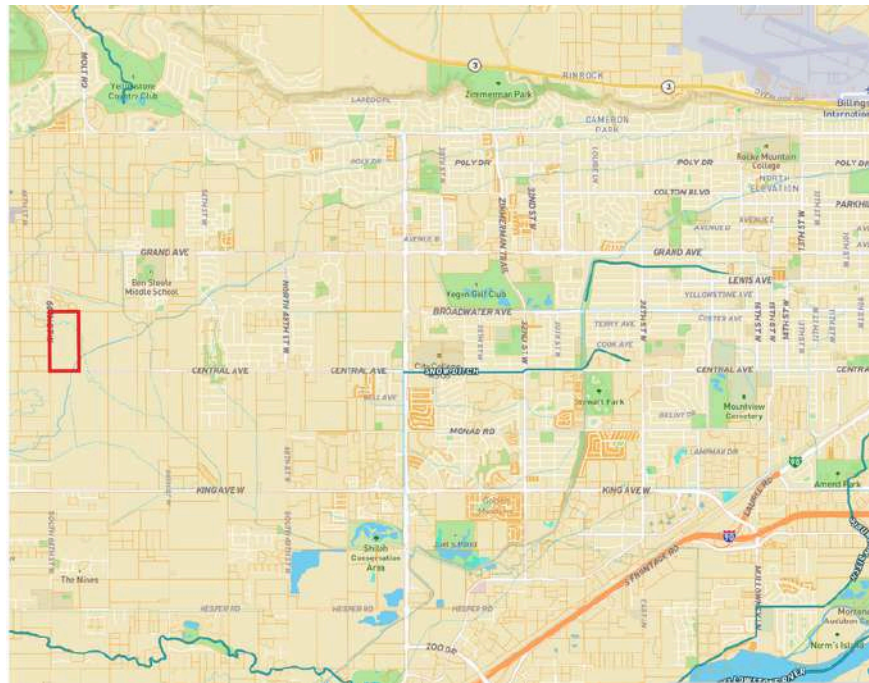
BILLINGS, MT
YELLOWSTONE CO
\$2,250,000

QUICK FACTS

- Approximately 80 deeded acres
- Approximately 63 acres is irrigated
- Transferrable ditch shares from High Ditch
 - Can be converted to residential use
- Almost 4,000' of paved road frontage
- Hogans Slough and Big Ditch cross the property
- Power runs along two property boundaries
- Natural gas serves nearby properties
- Near Ben Steele Middle School
- Close to new Albertsons grocery and dining
- Currently requires wells and septic tanks
- Home and outbuildings are unusable
- 2025 Taxes: \$1,843.52

PROPERTY LOCATION

6211 Central Avenue Billings, MT 59106
Northeast corner of 64th St W and Central Ave



DESCRIPTION

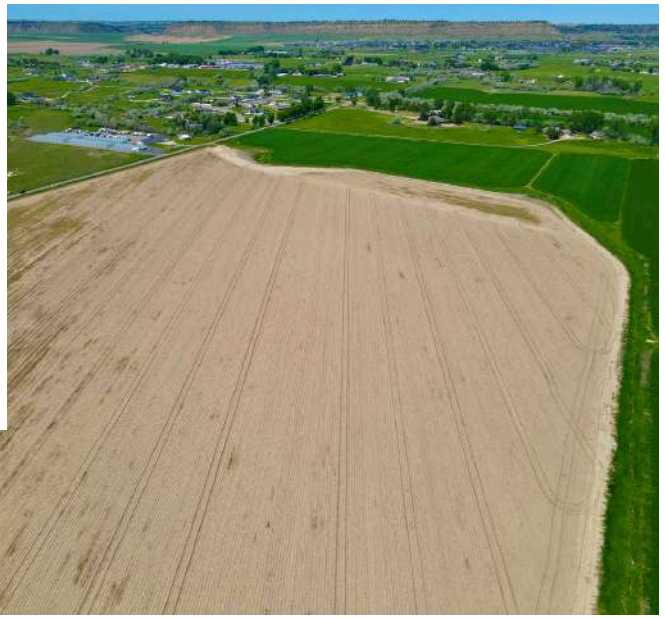
Prime development opportunity in Billings West End. This exceptional parcel is ideally suited for a subdivision, hobby farm, or investment hold. Strategically positioned at the northeast corner of 64th Street and Central Avenue, the property offers excellent road frontage, gentle terrain, power along two boundaries, natural gas nearby, and High Ditch irrigation shares that can be converted to residential use. Currently used as irrigated farmland, the property features Hogan's Slough & Big Ditch running through, creating potentially unique landscape features. Even with some historic well logs showing good wells on or near the property, water cisterns may be necessary. Located just minutes from key amenities, including Ben Steele Middle School, the new Albertsons, and shopping and dining options at 54th & Grand, this property offers both convenience and potential for growth in a rapidly developing area. A historic homestead with outbuildings is nestled in a private corner, separated by the ditch, offering a perfect opportunity for redevelopment into a private estate lot. Bring your vision, this is a rare opportunity to develop or build in one of Billings' most sought-after growth corridors.



SCOTT SCHULZ

**BROKER
CO-OWNER**

**PHONE: (406) 544-8455
EMAIL: SCOTT@SAGELAND.COM**



This entire Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by the Sellers. Information regarding the property have been obtained from sources deemed reliable; however, accuracy is not guaranteed by the Sellers or Sage Land Company. Prospective Buyers & agents should verify all information to their satisfaction.

406-544-8455

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scott@sagelandco.com