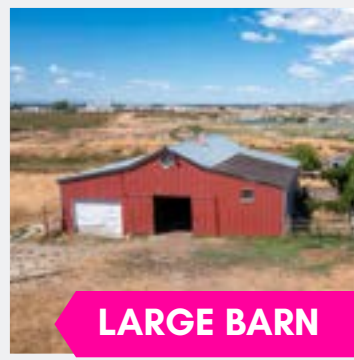


ML# 347227



MLS



LARGE BARN



OUTBUILDINGS



4.87 ACRES(+/-)

*Welcome to*  
**3714 S 64TH ST W**

**[www.3714S64THSTW.com](http://www.3714S64THSTW.com)**

**RB**

**KIERNEY NIELSEN**

**406.696.4944**

**REALTOR**

**[kierney@realtybillings.com](mailto:kierney@realtybillings.com)**

**[kierney.realtybillings.com](http://kierney.realtybillings.com)**





**3714 S 64TH ST W**

**RB**



- ✓ 4.87 ACRES(+/-)
- ✓ BORDERED BY 55 ACRES STATEOWNED LAND
- ✓ FULLY FENCED
- ✓ LARGE BARN
- ✓ MANY OUTBUILDINGS
- ✓ CHICKEN COOP
- ✓ 15 GPM WELL FOR HOME AND BARN
- ✓ ADORABLE FARMHOUSE



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- ✓ TONS OF CABINET SPACE
- ✓ NEWER APPLIANCES
- ✓ NEW FLOORING
- ✓ GAS STOVE
- ✓ LOTS OF COUNTER SPACE
- ✓ LARGE DINING ROOM



# LIVING ROOM

**RB**

- ✓ WOOD BURNING FIREPLACE
- ✓ LARGE LIVING SPACE
- ✓ NATURAL LIGHTING
- ✓ NEW FLOORING
- ✓ OPEN TO DINING ROOM

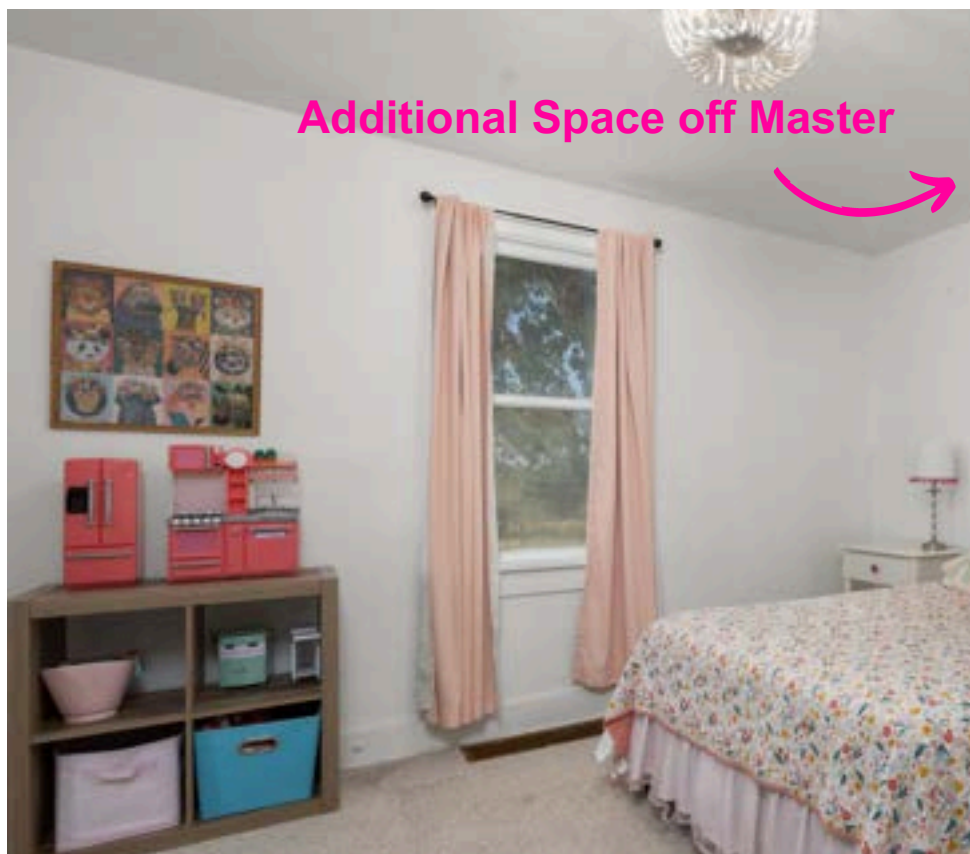


# BEDROOMS

**RB**



- ✓ LARGE MASTER BEDROOM
- ✓ 2 ADDITIONAL BEDROOMS
- ✓ NEW CARPET IN EACH ROOM
- ✓ CLOSETS IN EACH ROOM
- ✓ LOTS OF NATURAL LIGHT







- ☒ UPGRADED BATHROOM
- ☒ MAIN LEVEL LAUNDRY ROOM
- ☒ TONS OF BASEMENT STORAGE
- ☒ NEW PAINT THROUGHOUT
- ☒ ONE LEVEL-LIVING

# LAND FEATURES

# RIB



- ✓ 4.87 ACRES (+/-)
- ✓ NO RESTRICTIONS
- ✓ UNZONED LAND
- ✓ WEST BILLINGS
- ✓ 15 GPM WELL WATER
- ✓ 55 ACRES OF STATE LAND BORDERS SOUTH
- ✓ 177 INDUSTRIAL LAND TO THE NORTH AND WEST



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## BARN

- ✓ 3 STALLS, 2 CONCRETE
- ✓ ELECTRICITY TO BARN
- ✓ WATER SPIGOTS IN BARN
- ✓ 2-STALL GARAGE





## OUTBUILDINGS



- ✓ CHICKEN COOP
- ✓ RAISED GARDEN BEDS
- ✓ TOOL SHEDS/EXTRA STORAGE (5 SHEDS)
- ✓ UNDERGROUND CELLAR W/ ELECTRIC
- ✓ RV STORAGE SHED







**3714 S 64TH ST W**

**RB**



**PRIVACY!**

**PRIVACY!**

**PRIVACY!**



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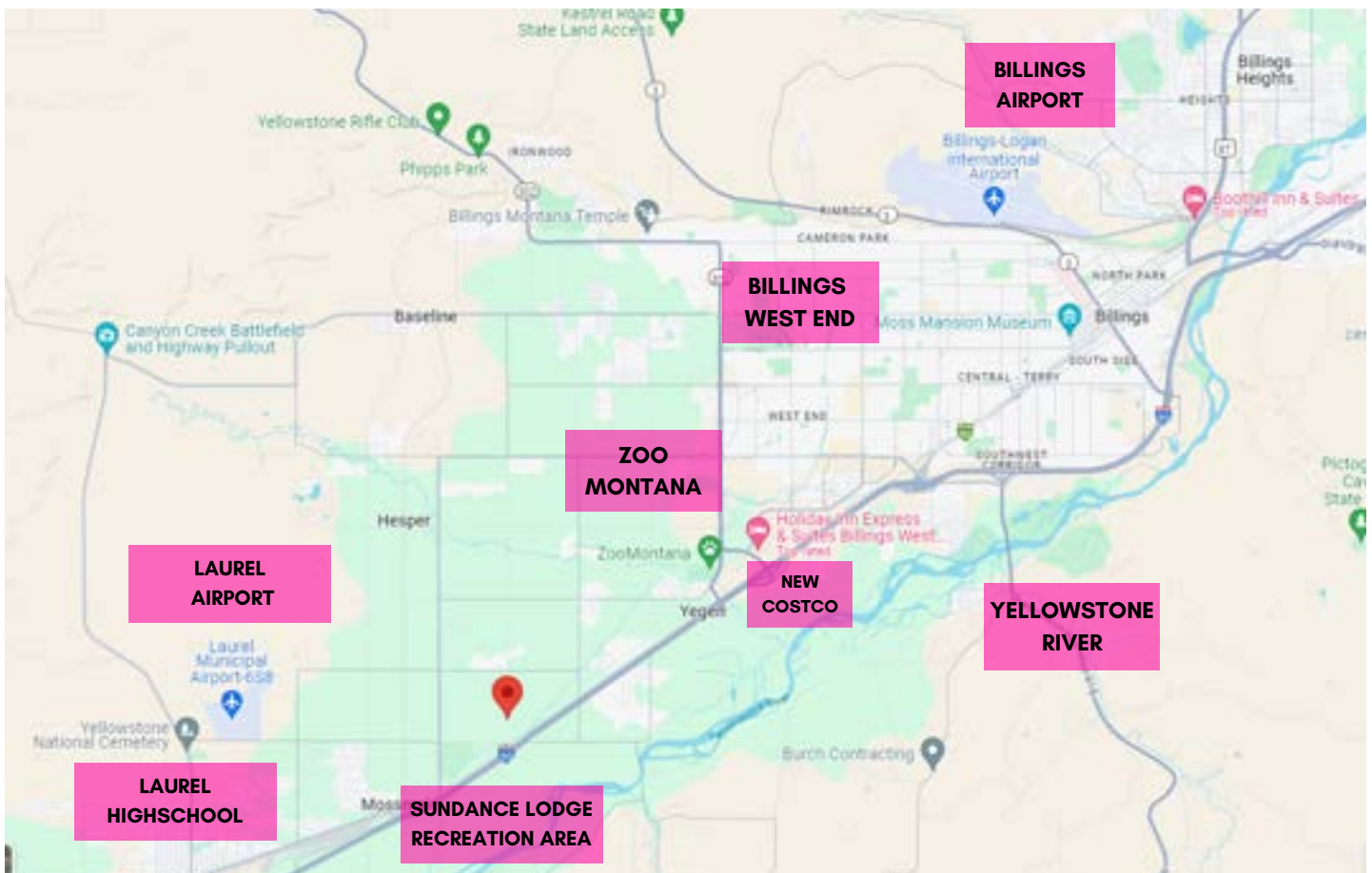


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# ADDITIONAL



- **ELECTRIC:** YELLOWSTONE VALLEY ELECTRIC 406-348-3411
- **NATURAL GAS:** MONTANA DAKOTA 800-638-3278
- **GARBAGE:** MACKENZIE - MONDAY 406-259-7047
- **INTERNET:** HUMBLE INTERNET 406-905-1776
- **WATER:** WELL - 15 GPM
- **SEWER:** SEPTIC TANK
- **NO RESTRICTIONS**
- **CENTRAL AIR**
- **SCHOOLS:** ELEMENTARY: LAUREL MIDDLE: LAUREL HIGH SCHOOL: LAUREL
- **TOTAL SQ FT: 1,896 SQ. FT.**



## Additional Videos & Info:



@ billings\_by\_kierney



Kierney Nielsen//Realty Billings



@ kierneynielsenrealtor



@ billingsmontanahomekierney

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## NEW/UPGRADED FEATURES:

- AC UNIT - 2021
- NEW ROOF - 2020 (PREVIOUS SELLESR HAD THIS DONE)
- NEW SEPTIC SYSTEM AND DRAINAGE INSTALLED IN 2020 (PREVIOUS SELLERS HAD THIS DONE)
- NEW/REDONE FENCING
- NEW FLOORING THROUGHOUT
- NEW PAINT THROUGHOUT
- BATHROOM COMPLETELY REDONE (SHOWER SURROUND, VANITY, TOILET)

## ADDITIONAL PROPERTY FEATURES AND INFORMATION:

- UNRESTRICTED, UNZONED, 4.87 ACRES IN WEST BILLINGS, VERY HARD TO COME BY, SUBDIVIDING THE PROPERTY DOABLE
- WHITE SHED HAS ELECTRICITY TO IT
- PROPERTY LINES: PRETTY SQUARE, SELLER DID NOT HAVE SURVEYED BUT THE FENCING IS ALL RECENTLY REDONE AND LINES WITH BELIEVED PROPERTY LINES, BUYERS VERIFY TO THEIR SATISFACTION
- UNDERGROUND SPRINKLER SYSTEM IN PLACE, NOT CURRENTLY WORKING
- WELL RIGHTS/WELL LOG ON FILE AND ATTACHED IN SUPPLEMENTS IN MLS, WELL IS 15 GPM AND FOR THE HOME AND THE BARN TO RUN OFF, WATER RIGHT FOR DOMESTIC AND STOCK USE. A-1 DRILLING HAD WELL CHECKED OUT AND VERIFIED IN JANUARY 2023
- MANY ADDITIONAL SHEDS AND OUTBUILDINGS ON THE PROPERTY, UNDERGROUND CELLAR FOR STORAGE WITH ELECTRICITY TO IT
- WHEN THE SELLER PURCHASED, THERE WAS A MOBILE HOME NEXT TO THE PROPERTY, THERE ARE HOOK UPS STILL AVAILABLE
- BORDERS 50 ACRES OF STATE OWNED LAND TO THE SOUTH AND 177 OF INDUSTRIAL ACRES TO THE NORTH AND WEST OVER THE HILL, LADY ACROSS THE STREET IS NOT INTERESTED IN SELLING. TONS OF PRIVACY
- CANNING AND BURNERS IN THE BASEMENT STORAGE AREA
- RAISED GARDEN BEDS
- RV PARKING IN SILVER STORAGE UNIT
- THE YELLOW BUILDING HAS A WATER PUMP IN IT. MANY WATER PUMPS AND SPIGOTS THROUGHOUT THE PROPERTY, NO SHORTAGE OF WATER

## BARN FEATURES:

- 3 STALLS, TWO STALLS WITH CONCRETE FLOORS
- BARN HAS GARAGE PARKING, COULD FIT TWO CARS
- BARN HAS POWER TO IT, ADDITIONAL AUTOMATIC WATER HOOKUPS ARE IN PLACE, WATERER CURRENTLY NOT WORKING