

Details Page: 3714 S 64th St. W

New/Upgraded Features:

- AC Unit- 2021
- New Roof- 2020 (previous sellers had this done)
- New Septic System and Drainfield 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 should be doable.
- White Shed by the Trampoline has electricity to it
- Property Lines: Pretty square. Seller did not have surveyed but the fencing seems to line up 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 of. Water right for Domestic and stock use. A-1 Drilling had well checked out and verified in January this year.
- 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 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. There is a system that can heat the water to the barn for colder winter months. Not currently in use, but the seller doesn't think it would take much to get it working.

Items that Stay:

- Refrigerator
- Oven Range
- Dishwasher
- Microwave

Items that DO NOT STAY:

- Washer and Dryer
- Windmill