

CORDER

AND ASSOCIATES, LLC



Lake Hills Subdivision

2030 Gleneagles Blvd., Billings, MT 59105

Offered at \$69,400



Presented Exclusively by
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Property Information

Lot Size: 0.33 acres

Taxes: \$3,421.84 (2023)

SID Payoff: TBD

Legal: LAKE HILLS SUBD 17TH FILING, S16, T01 N, R26 E, BLCOK 17, LOT 3

Utilities: All are available including natural gas

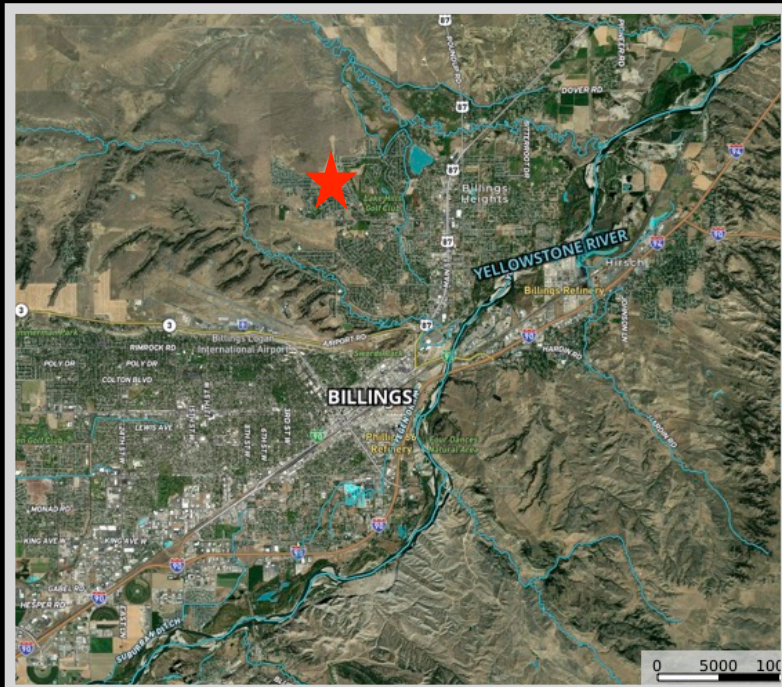
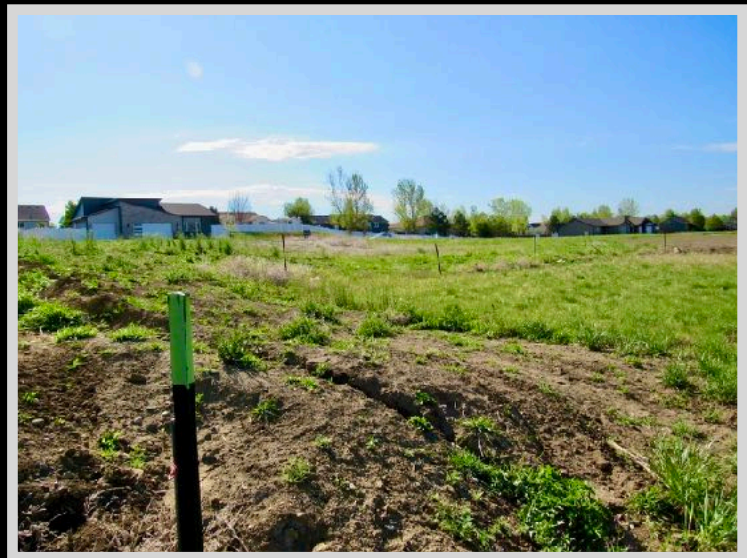
Covenants: Yes

Elevation: 3,300 ft. level with slope

Zoning: Suburban Neighborhood Residential - N3
Zoning

Executive Summary

Located in the desirable Lake Hills Subdivision among new developments and homes, this lot is level and ready to support your home. A blank canvas awaits a fresh foundation near Lake Hills Golf Course and Lake Elmo State Park. Billings, Montana is growing, so take this opportunity to invest in a bare lot. The airport is 5.3 miles away from the property. The elegant Yellowstone River flows through Billings. Recreational activities abound in the area! Big city living in a cozy edge-of-town subdivision for that small-town feel.



Local Area

The booming city of Billings, Montana is rapidly growing to make sure to keep the title of the largest city in Montana. As the county seat of Yellowstone County, it is considered to be the trade and distribution center for much of the state, east of the Continental Divide, Northern Wyoming, and western portions of North and South Dakota. Billings has superb shopping, delicious dining, and boisterous breweries. The city offers a range of recreational activities with 45 miles of multi-use trails for biking, hiking, or dog-walking. The city itself is situated in a beautiful area carved out by the Yellowstone River and surrounded by the majestic Rims. Billings truly has all the amenities and is immersed in history.

Area Attractions

Zoo Montana

Zoo Montana is a zoological/botanical garden, accredited arboretum, and educational facility in Billings Montana. Its mission is to educate on the conservation of wildlife throughout Montana. The zoo cares for over 80 animals including Amur Tigers, Grizzly Bears, Wolverine, River Otters, Takin, and Canada Lynx, among others, most of which are rescues.

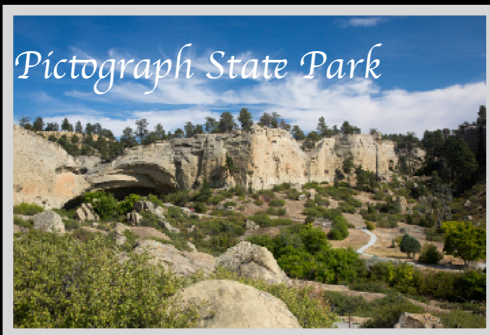


Little Bighorn Battlefield

This national monument is 15 miles southeast of Hardin, Montana and is famously where Custer took his last stand.

Pompey's Pillar

The Expedition of Lewis and Clark gives us a historical account of their journey through Montana, and at Pompey's Pillar, you can view William Clark's signature carved in stone. It is the only physical evidence left of the Expedition and will leave a lasting impression on you as well!



Pictograph State Park

Pictograph Cave State Park

Come to contemplate the origins of humankind when they were prehistoric hunters. The three main caves, Pictograph, Middle, and Ghost, display hundreds of pictographs or rock paintings with the oldest rock art being over 2000 years old!

Lake Elmo State Park

An outdoor oasis that offers swimming, hiking, boating, sailboarding, fishing, and picnicking, this 64-acre reservoir is just inside city limits!



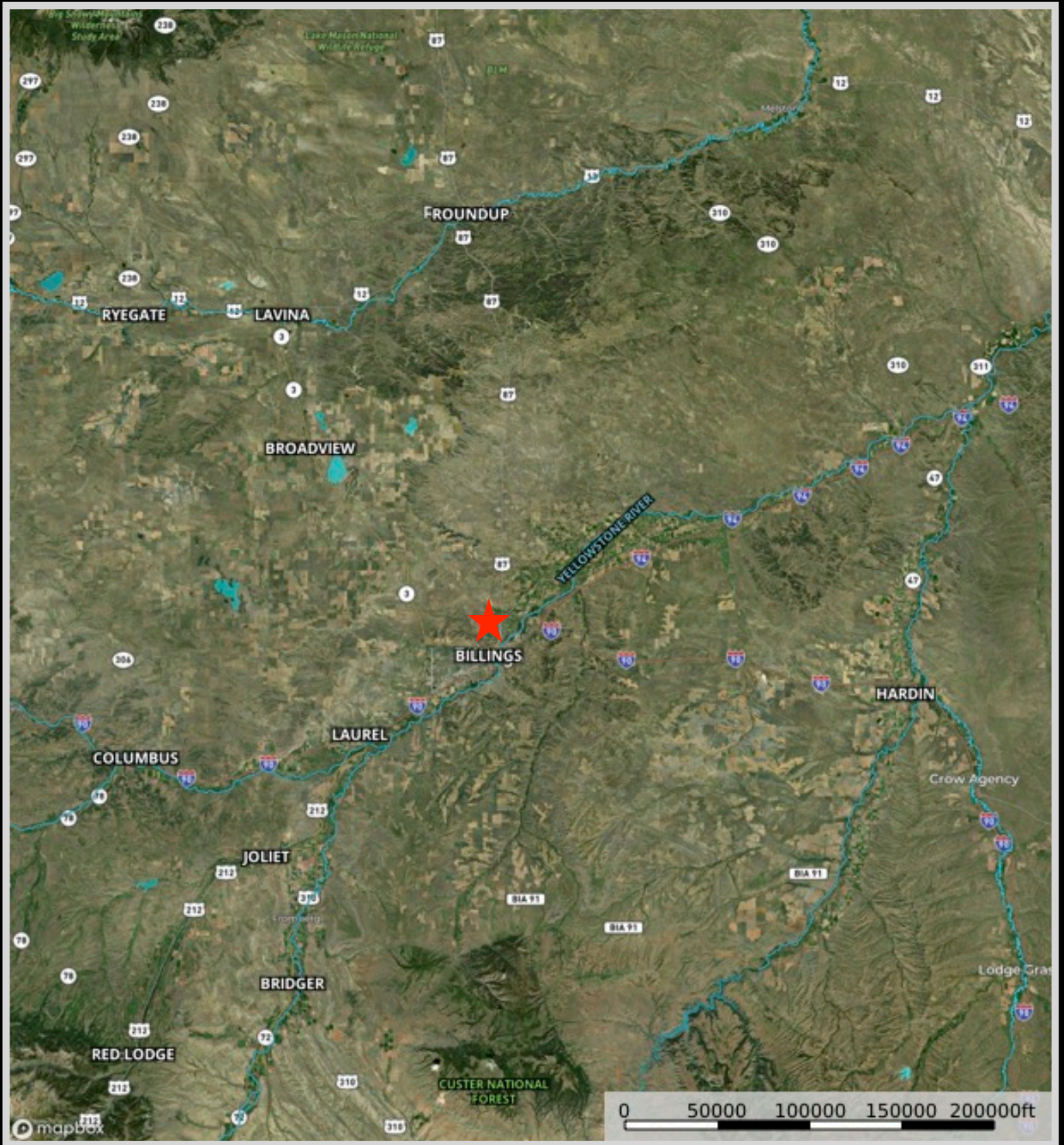
The Yellowstone River and Premiere Blue-Ribbon Fishing

This constant, unwavering river flows throughout the Yellowstone River corridor just as it has for centuries: in its natural state. It has not been dammed nor tamed and is the longest, free-flowing river as such in the lower 48 states. It meanders through a variety of scenery and various topographies from steep canyon walls to lazily flowing through farm country. Its fresh, clean waters provide fishing, floating, swimming, and rafting. The nutrient-rich areas surrounding the river are a paradise for wildlife making hunting especially good as well. Enjoy viewing wildlife such as bald eagles, elk, white-tailed deer, and black bears. Certainly, you will want to take advantage of the world-class fishing known internationally. These premier trout waters produce an abundance of big trout and native Yellowstone cutthroat trout.



In the upper half of the river, species found are cutthroat trout, rainbow trout, large whitefish, and brown trout. In the lower half or warmer waters, species found are large walleye, catfish, and sturgeon. The beauty of fishing the Yellowstone River is its length and ample space. Anglers are not crowded with others and have the length of the river to spread out. The beautiful landscape encompassing the banks enhances the whole experience. Dry fly fishing is excellent as well as sub-surface fishing with nymphs and streamers.

Property Maps



The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.