



\$924,900

## LAVINA, MT, 59046

<https://billingsrealtybrokers.com>

S05, T06 N, R24 E, C.O.S. 1975-2A, PARCEL 503 Experience the best of Montana living on this 173-acre ranchette just 1 hour from Billings and 30 minutes from Roundup. The property is fully fenced with multiple grazing pastures and a 1-acre paddock with a loafing shed and shelter, plus an additional pen—both featuring a shared [...]

- 4 beds
- 2.00 baths
- Residential W/Land
- Residential
- Active
- 4312 sq ft



## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Area:** 4312 sq ft

**Year built:** 1993, Existing

**Baths Full:** 2

**DOM:** 14

**Type:** Residential W/Land

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size:** 7535880 sq ft

**Zone:** UNZON

**County Or Parish:** Musselshell

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## Building Details

**Basement Finish:** Full

**Other Structures:** Corrals,Loafing Shed,Shed,Chicken Coop

**Garage Description:** Tuck

**Roof:** Asphalt, Shingle

**Sq Ft Basement:** 2198 sq ft

**Number of Levels:** 3

**Basement:** Full Basement, WalkOut

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## Amenities & Features

**Sewer:** Septic Tank

**Style:** 2 Story

**Heating:** Ground Source

**Cooling:** Other

**Tot Fireplaces:** 2

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## Miscellaneous

**Virtual Tour Link:**

[https://www.zillow.com/view-imx/6ed34742-4f3c-4e70-8193-78c63f94a291?setAttribution=mls&wl=true&initialViewType=pano&utm\\_source=dashboard](https://www.zillow.com/view-imx/6ed34742-4f3c-4e70-8193-78c63f94a291?setAttribution=mls&wl=true&initialViewType=pano&utm_source=dashboard)

**Showing Instructions:** Agent Must Accompany,Vacant

**Parcel Number:** 1259600000

**Possession:**  
At Closing

**Subdivision:**  
NA

**List Office Name:** eXp Realty, LLC - Billings

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## Nearby Schools



**Junior High School:** Lavina

**Elementary School:** Lavina

**High School:** Lavina

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## **Fees and Taxes**

**Tot Taxes:** \$1,711

