



**\$1,800,000**

## **NYE, MT, 59061**

<https://billingsrealtybrokers.com>

Lots A-1-4, 7A, 8A, 9A of COS 373581 Borland Subdivision and Borland Subdivision, S06, T05 S, R16 E, Lot 2-3, PL 209933  
Nestled amidst the Beartooth Mountains, this exceptional and rare property offers a harmonious blend of rustic charm and modern comfort. Spanning over 9+ ACRES along the tranquil Stillwater River, this unique homestead promises [...]

- 2 beds
- 2.00 baths
- Residential W/Land
- Residential
- Active
- 1271 sq ft

## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Area:** 1271 sq ft

**Year built:** 1973, Existing

**Baths Full:** 2

**DOM:** 66

**Type:** Residential W/Land

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size:** 408549 sq ft

**Zone:** Other

**County Or Parish:** Stillwater

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## Building Details

**Basement Finish:** None

**Color:** Wood Tone

**Number of Levels:** 1

**Basement:** None

**Roof:** Metal

**Sq Ft Basement:** 0 sq ft

**Other Structures:** Additional Garage,Shed,Guest House

**Garage Description:** Detached

**Exterior material:** Wood

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## Amenities & Features

**Sewer:** Septic Tank

**Style:** Ranch

**Other Appliances:** Dryer,Washer

**Heating:** Electric Baseboard,Electric Heat Pump

**Features:** Additional Parking, Deck or Patio, Laundry, RV Parking, Underground Sprinkler, W/D Hookups, Well Pump, Well/Yard, Wood Fireplace

**Cooling:** Heat Pump

**Tot Fireplaces:** 1

**Interior Features:** 220 Volt

**Exterior Features:** Deck,Under Ground Sprinkler,Water Frontage

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## Miscellaneous



**Restrictions:** See  
Deed

**Virtual Tour Link:**

<https://www.propertypanorama.com/instaview/bmt/346459>

**Possession:** At Closing

**Showing Instructions:** Appointment Needed, Call Agent

**Subdivision:** Borland

**Parcel Number:** 004140017

**List Office Name:**

PureWest Real Estate -  
Billings

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## Nearby Schools

**Junior High School:** Nye

**High School:** Absarokee

**Elementary School:** Nye

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## Fees and Taxes

**Tot Taxes:** \$7,122

