



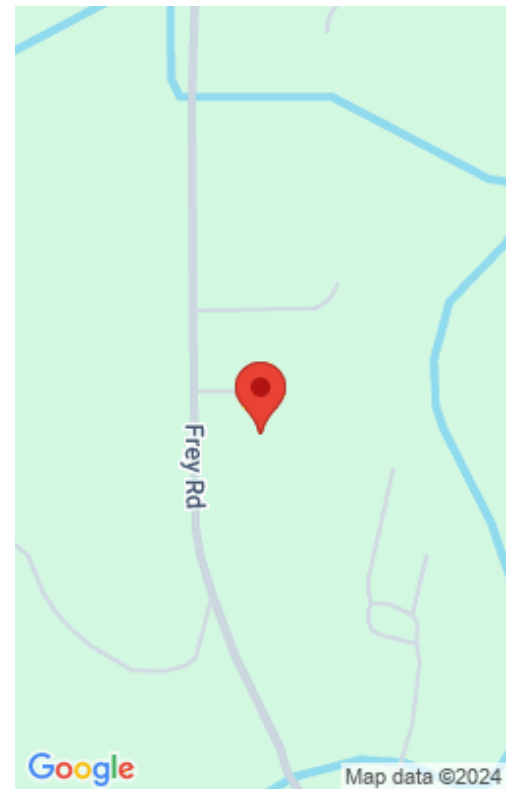
**\$699,900**

## **SHEPHERD, MT, 59079**

<https://billingsrealtybrokers.com>

S14, T02N, R27E, C.O.S. 773, Parcel C3, Amend Nestled on 2 picturesque acres, this charming 1975 ranch-style home offers a serene retreat with breathtaking views of the Yellowstone River. Just a short drive from Billings you'll love it's rustic charm. The main level boasts two bedrooms & bath, plus a primary suite featuring fresh paint [...]

- 3 beds
- 2.00 baths
- Residential W/Land
- Residential
- Active
- 3285 sq ft



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Area:** 3285 sq ft

**Year built:** 1975, Existing

**Baths Full:** 2

**DOM:** 37

**Type:** Residential W/Land

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size:** 87120 sq ft

**Zone:** Other

**County Or Parish:** Yellowstone

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## Building Details

**Basement Finish:** 90%

**Color:** White

**Number of Levels:** 3

**Basement:** Partial

**Roof:** Asphalt

**Sq Ft Basement:** 1120 sq ft

**Other Structures:** Guest House

**Garage Description:** Detached, Oversized, Tuck

**Exterior material:** Wood

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## Amenities & Features

**Sewer:** Septic Tank

**Style:** Ranch

**Other Appliances:** Water Osmosis

**Heating:** Hot Water, Mini Split

**Features:** Additional Parking, Attic Fan, Deck or Patio, Garage Opener, RV Parking, Security, Storage, Well, Wood Stove

**Cooling:** Mini Split

**Tot Fireplaces:** 1

**Interior Features:** Window Treatment

**Exterior Features:** Deck

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## Miscellaneous



**Restrictions:** See  
Deed

**Virtual Tour Link:**  
<https://www.propertypanorama.com/instaview/bmt/348144>

**Possession:** At  
Closing

**Showing Instructions:** Call Agent, Call Before Showing, Vacant

**Subdivision:**  
Certificate of Survey  
773

**Parcel Number:** D07330

**List Office Name:**  
Parker & Co.

**HOA Included:** None

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## Nearby Schools

**Junior High School:** Shepherd

**High School:** Shepherd

**Elementary School:** Shepherd

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## Fees and Taxes

**Tot Taxes:** \$4,227

