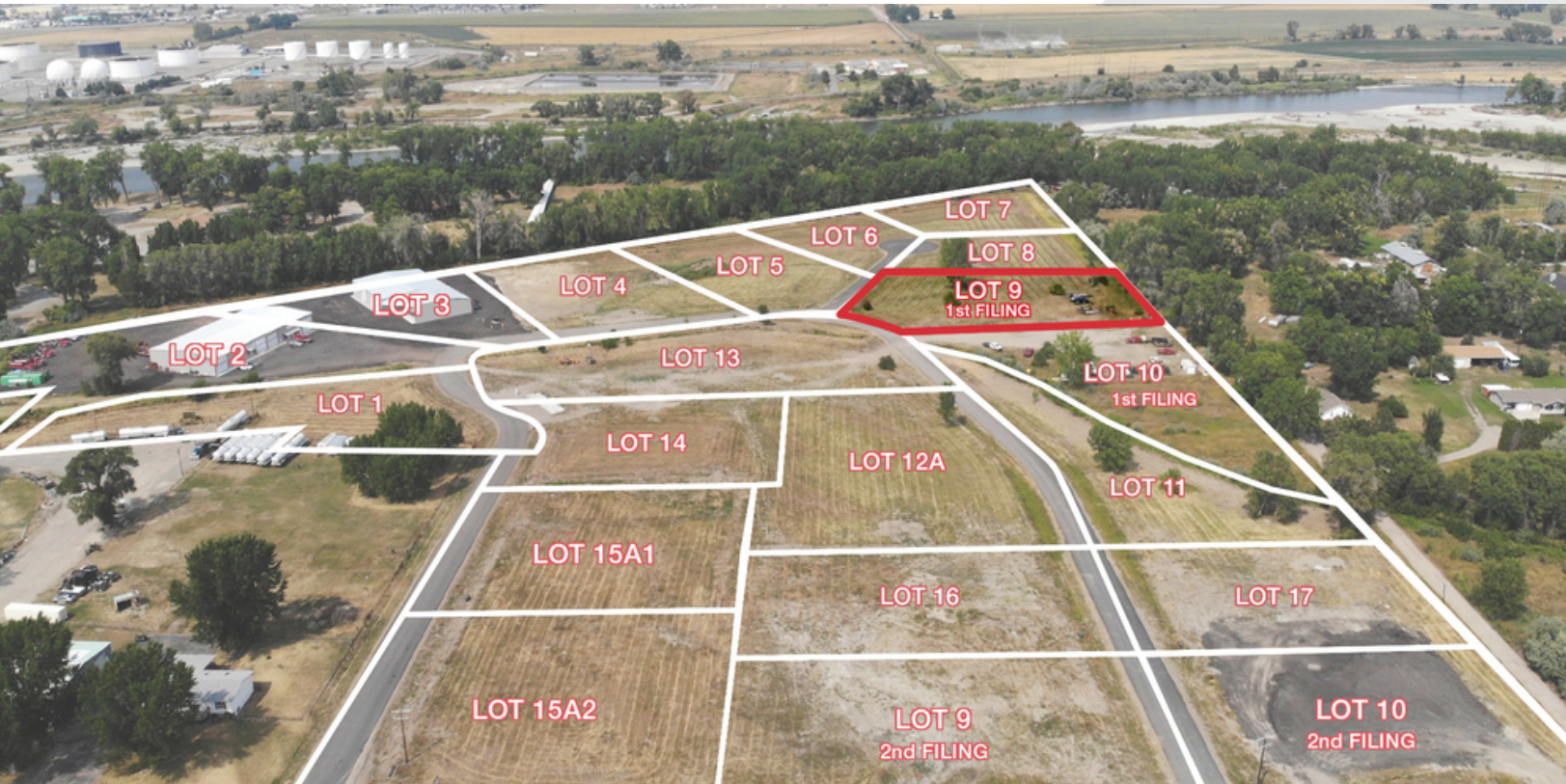


\$88,765 (2.75 SF)

LAND



FOR SALE



Lot 9, 2nd Amended

River's Edge in Laurel, MT 59044

Property Highlights

- Gas, Electric, Cable & Sewer stubbed to lot
- Community Drain Field
- 3 phase power available
- Yard
- Paved roads
- Association Fee for Maintenance \$150/lot
- 2020 Taxes \$106.92

Property Description

Lot 9 (2nd Amended) Major Price Improvement. Features yard with Utilities stubbed to property. Frontage on Thiel Road with great access to I-90, HWY 212, Refinery & Mine.

OFFERING SUMMARY

Sale Price:	\$88,765
Lot Size:	0.741 Acres (32,278 SF)

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	952	3,485	53,485
Total Population	2,586	9,436	127,146
Average HH Income	\$77,334	\$76,792	\$63,994