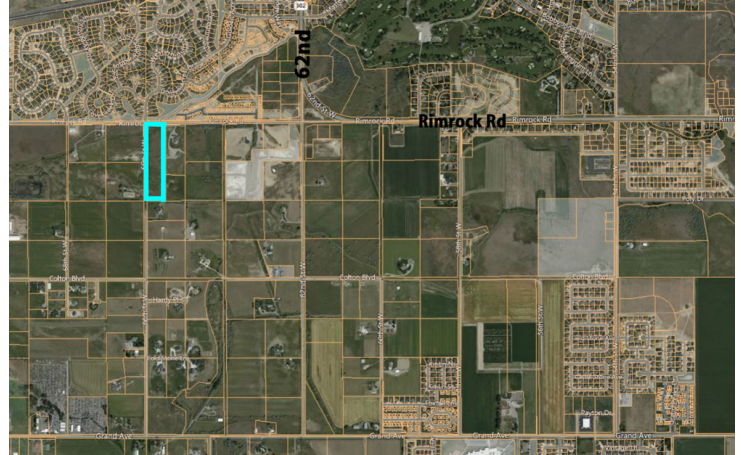


## LAND FOR SALE

# LOT 12A RIMROCK

Lot 12A Rimrock, Billings, MT 59106



**SALE PRICE** **\$285,000**

### OFFERING SUMMARY

<b>LOT SIZE:</b>	9.51 Acres
<b>TAXES:</b>	\$1,885
<b>ZONING:</b>	Residential
<b>PRICE / SF:</b>	\$0.69

### PROPERTY OVERVIEW

This is an in demand parcel for Billings West End! Mostly irrigated ground, direct access off of Rimrock Rd. You can do septic and well or choose to pay the fees and hook up to city water and city sewer. Seller is in the process of having sanitary restrictions lifted and will have septic/drain field engineered. Call agent for details!

### PROPERTY HIGHLIGHTS

- In demand parcel for Billings West End!
- Direct access off Rimrock Rd.
- Seller is in the process of having sanitary restrictions lifted.
- Will have septic/drain field engineered.

**KW COMMERCIAL**  
80 25th St West,  
Suite 1  
Billings, MT 59102

**PAT SCHINDELE**  
Broker And Co-Owner  
O: 406.591.2551  
pat@patschindele.com

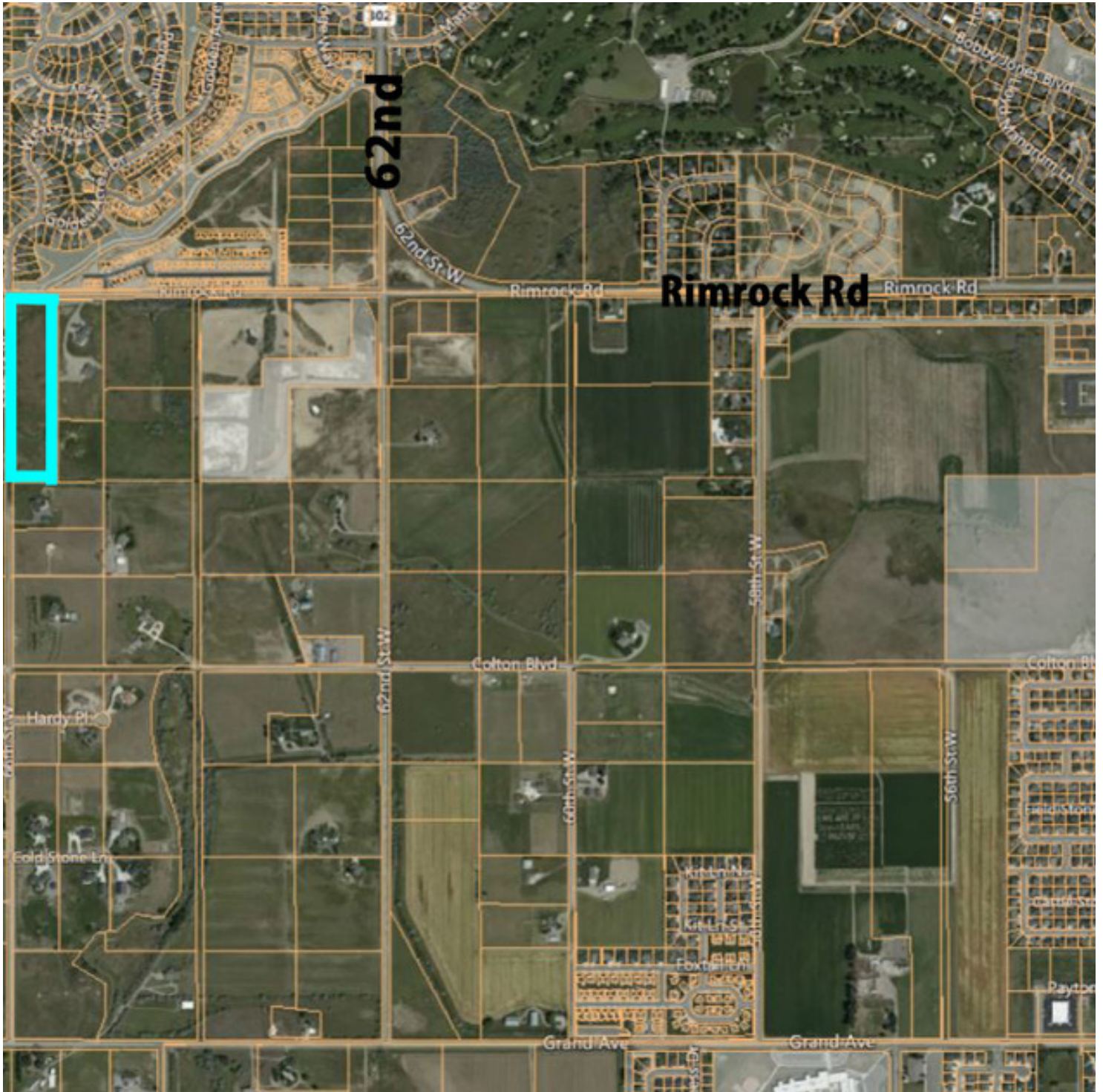
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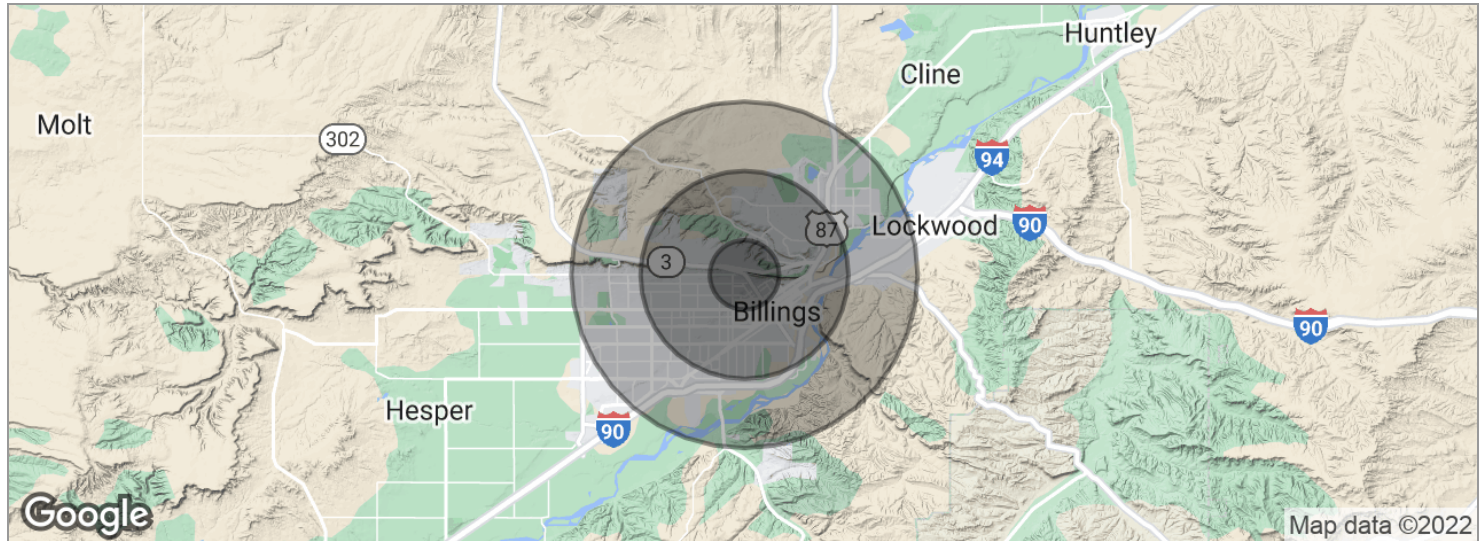
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## LAND FOR SALE

# LOT 12A RIMROCK

Lot 12A Rimrock, Billings, MT 59106



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,180	62,185	107,690
Median age	36.4	34.7	36.8
Median age (male)	34.2	33.3	35.3
Median age (Female)	39.8	37.2	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,097	26,831	45,682
# of persons per HH	2.3	2.3	2.4
Average HH income	\$53,835	\$53,505	\$55,634
Average house value	\$232,211	\$168,317	\$173,043

\* Demographic data derived from 2020 ACS - US Census

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