

LAND FOR SALE

2629 RED BRIDGE ROAD

2629 Red Bridge, Laurel, MT 59044



OFFERING SUMMARY

SALE PRICE:	\$2,400,000
LOT SIZE:	102.86 Acres
ZONING:	UNZONED
PRICE / SF:	\$0.54

CLICK HERE TO VIEW VIDEO

PROPERTY OVERVIEW

End of the road privacy! 102+/- ac with a lot of Yellowstone River frontage! River rock construction surrounded by 100+ year old trees. Circular driveway. 2 story high Livingroom with sweeping fireplace up to the 2nd floor loft area. Very large kitchen/family room combo with tile flooring, large mud room with bathroom for clean up from the out doors! Wild life everywhere! Whitetail deer, moose, fox, pheasants are all common neighbors! Surrounded by Yellowstone River exceptional trout fishing. 11,900sf open sided pre-fab metal barn designed for a pure bred cattle operation. Lush green pastures with strong carrying capacity. 23 minutes to Billings! DRONE VIDEO AVAILABLE UPON REQUEST! Call agent for video and details!

PROPERTY HIGHLIGHTS

- End of the road privacy!
- River rock construction surrounded by 100+ year old trees.
- 2 Story high livingroom with sweeping fireplace up to the 2nd floor loft area.
- Wild life everywhere!
- 11,900sf open sided pre-fab metal barn.

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

PAT SCHINDELE
Broker And Co-Owner
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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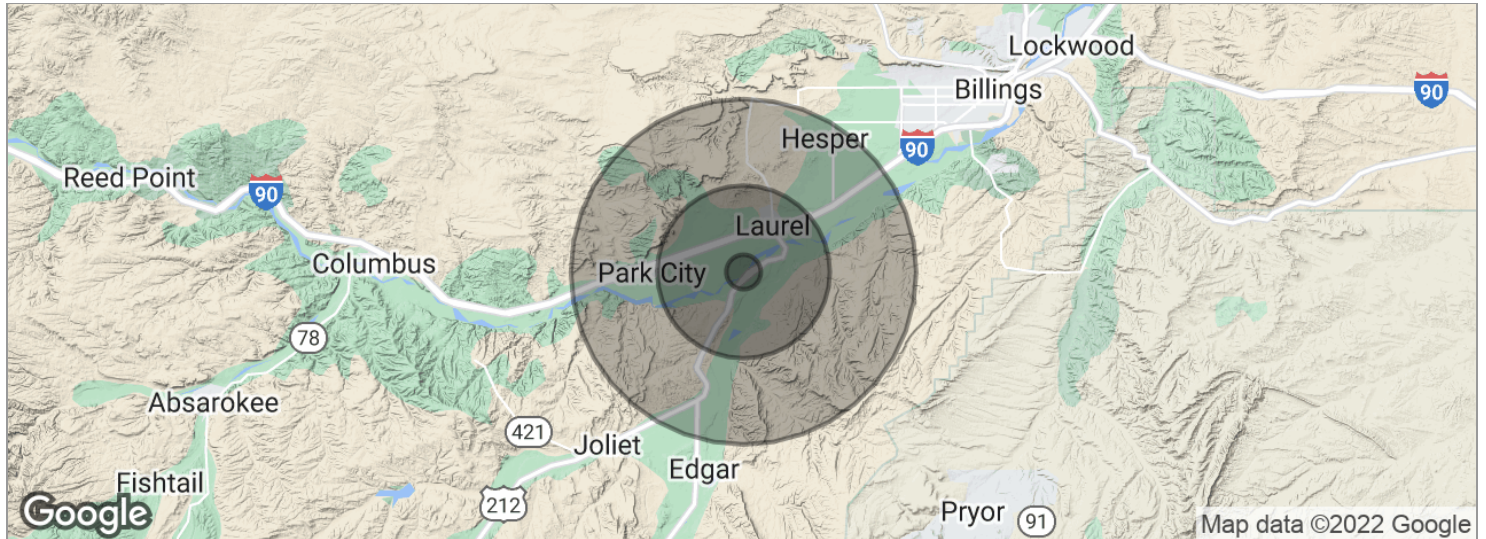
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	111	2,245	7,912
Median age	40.3	39.5	39.5
Median age (male)	41.0	40.3	40.3
Median age (Female)	39.3	38.4	38.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	41	835	2,947
# of persons per HH	2.7	2.7	2.7
Average HH income	\$76,107	\$75,373	\$75,089
Average house value	\$265,458	\$257,455	\$257,022

* Demographic data derived from 2020 ACS - US Census

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