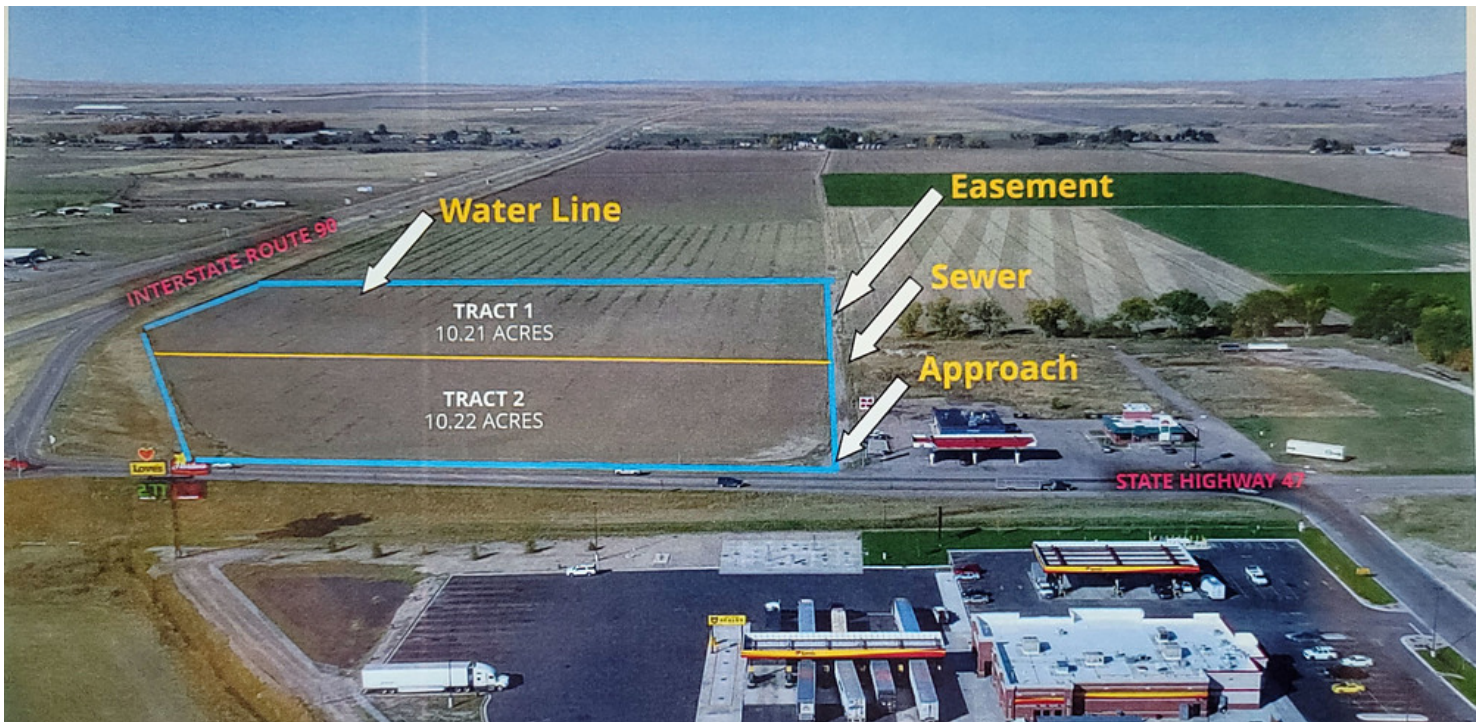


LAND FOR SALE

00 HIGHWAY 47

00 Highway 47, Hardin, MT 59034



OFFERING SUMMARY

SALE PRICE:	\$600,000
LOT SIZE:	20.43 Acres
ZONING:	Unzoned
PRICE / SF:	\$0.67

[CLICK HERE TO VIEW VIDEO](#)

PROPERTY OVERVIEW

Development parcel located right off the I-90 interchange in Hardin! This 20+/- acre parcel is located on the front leading corner and has 2 legal descriptions. Sewer, water and electric are to the lot. New truck stop located across the street. Additional acreage located to the West, ask agent for all details.

PROPERTY HIGHLIGHTS

- 20 +/- Acre Parcel
- Right off the I-90 interchange in Hardin!
- Sewer, water and electric are to the lot
- Additional acreage located to the West

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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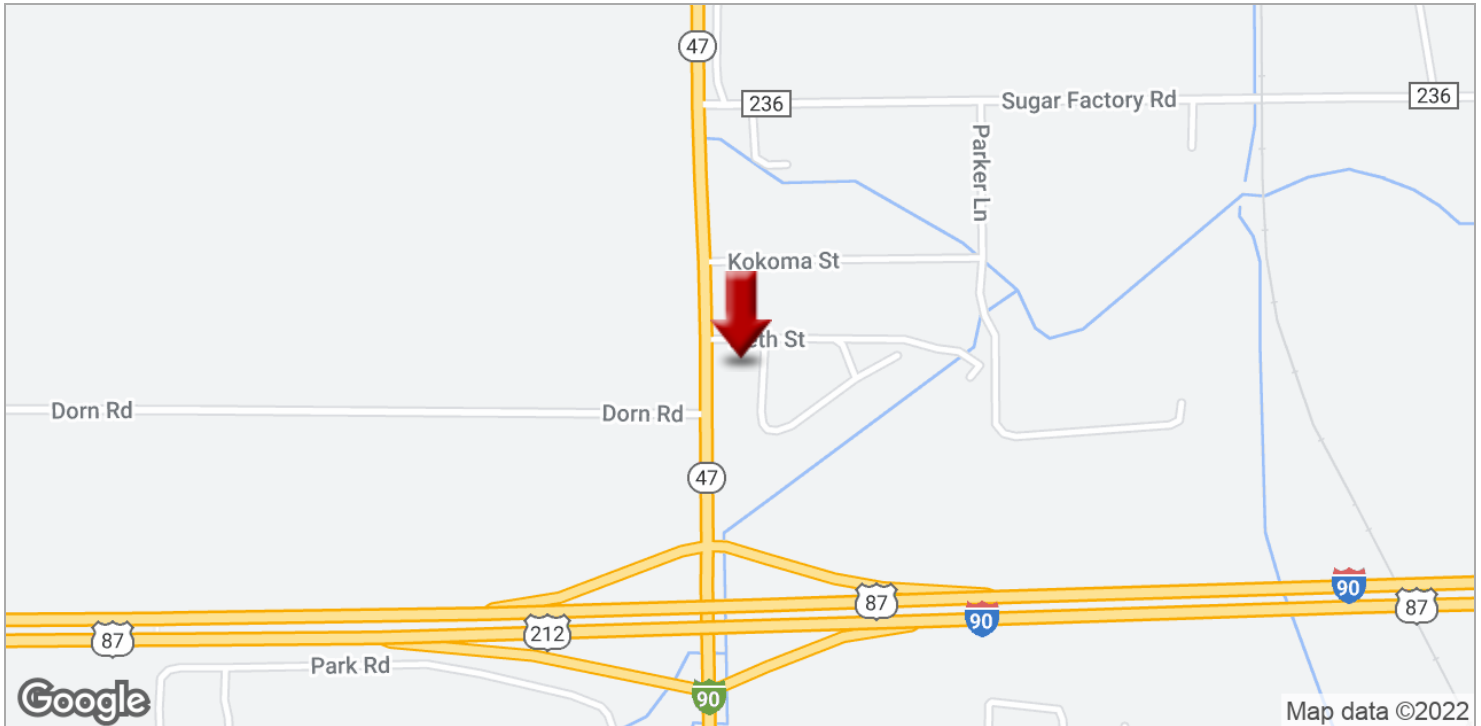
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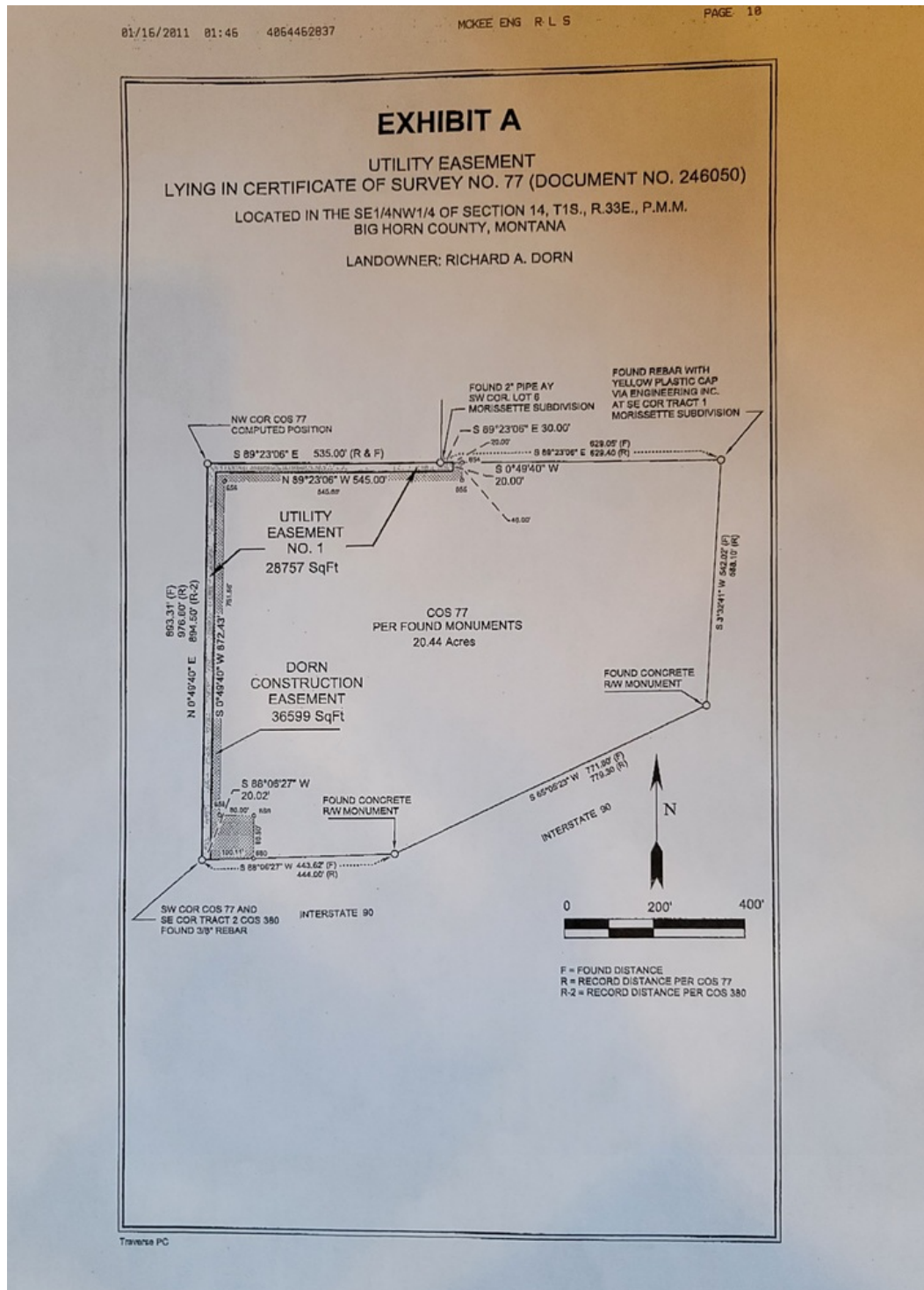
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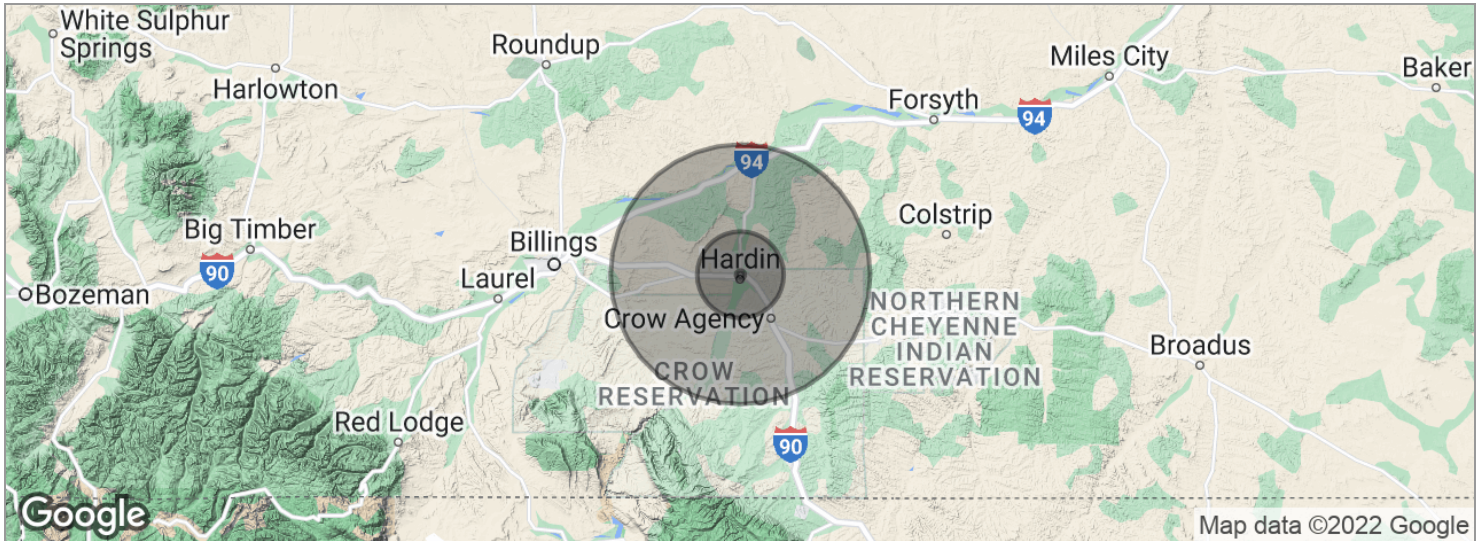
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POPULATION	1 MILE	10 MILES	30 MILES
Total population	17	1,504	10,180
Median age	38.8	33.3	34.5
Median age (male)	34.9	30.0	32.0
Median age (Female)	40.3	36.3	37.0
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	6	473	3,300
# of persons per HH	2.8	3.2	3.1
Average HH income	\$46,283	\$45,010	\$46,004
Average house value	\$184,541	\$144,930	\$155,701

* Demographic data derived from 2020 ACS - US Census

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