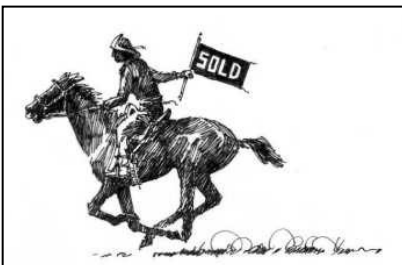


# 6425 Hofferber Road

**Shepherd, Montana 59079**

[www.MontanaProperty.com](http://www.MontanaProperty.com)

[www.MontanaRanches.com](http://www.MontanaRanches.com)



**For additional details, contact:**

**SCOTT R. GROSSKOPF**

**Broker / Owner**

**Member—Landmark of Billings, Inc.  
1925 Grand Avenue, Ste. 144,  
Billings, MT 59102**

**Office: (406) 248-3101**

**Cell: (406) 861-4558**

**Fax: (406) 248-1633**

**E-mail:**

**[Scott@MontanaRanches.com](mailto:Scott@MontanaRanches.com)**

**[www.MontanaRanches.com](http://www.MontanaRanches.com)**



**3.84 Irrigated Acres!**

**Views of the Yellowstone Valley!**

**6425 Hofferber Road  
Shepherd, MT 59079**

**Ranch-style home with full finished daylight, walk-out  
basement, 2,938 Sq. Ft., Year Built - 2000**

**Main Level—1,476 sq. ft.:**

**Kitchen:**

- ◆ Counter eating area
- ◆ All appliances included
- ◆ Vinyl floor

**Dining Room Nook:**

- ◆ Chandelier
- ◆ Carpet

**Living Room:**

- ◆ Vaulted ceiling
- ◆ Slider to deck
- ◆ Ceiling fan
- ◆ Carpet

**Master:**

- ◆ Bath with jetted tub, separate shower, double vanity
- ◆ Ceiling fan
- ◆ Carpet
- ◆ Door to deck

**Bedroom:**

- ◆ Carpet
- ◆ Ceiling fan

**Bedroom:**

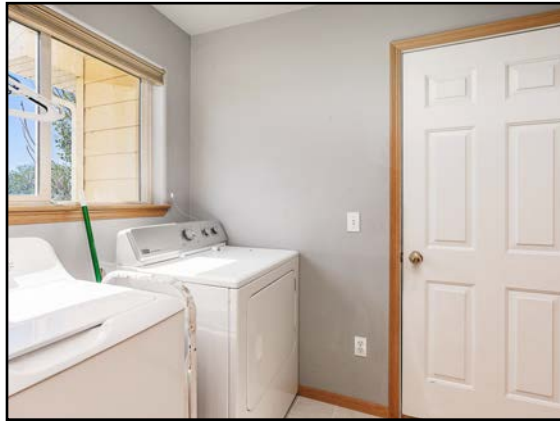
- ◆ Carpet
- ◆ Ceiling fan

**Full Bath**

**Utility Room:**

- ◆ Sink
- ◆ Storage





Basement—1,462 sq. ft., daylight, walk-out:

- ◆ Family/Rec Room—gas fireplace, carpet
- ◆ Bedroom—carpet
- ◆ Full bath

Double attached garage—opener

Additional Features:

- ◆ Deck
- ◆ Front porch
- ◆ Heating—propane
- ◆ Cooling—central air
- ◆ Water—Domestic well—20 GPM
- ◆ Sewer—Septic tank
- ◆ Excellent horse property—other livestock permitted
- ◆ Four shares Billings Bench Water
- ◆ Shepherd School District—on Bus Route
- ◆ Views of the Yellowstone Valley
- ◆ State Land to the west side of the property
- ◆ Propane tank is owned
- ◆ Shop—24' x 28', cement floor, power
- ◆ Lean-to loafing shed
- ◆ Located at the corner of Homer Davis & Hofferber Roads
- ◆ Repairs in progress: All new siding, roof, two new windows & screens, exterior light fixtures, metal on roof of shop & two sides



**TAXES:** \$3,244 for 2018.

**PRICE:** \$359,900

**TERMS:** Cash to seller.

**BROKER COMMENTS:** Irrigated horse property within 10 minutes of Billings, MT. Good well. 2,938 sq. ft. home built in 2000 in an excellent neighborhood, Shepherd School District. Views of the Yellowstone Valley. Day care close by. Bordered on the west by State Land.

Don't miss out on this opportunity to have your animals and room for all your toys!



**NOTICE:** The information contained herein has been supplied by the owner to LANDMARK REALTORS and/or compiled by LANDMARK REALTORS from other sources believed to be reliable. All information contained herein is not guaranteed to be accurate, and the reader of this brochure should independently verify all such information, particularly the number of acres involved, the classifications of those acres, carrying capacity, estimates of production or yields, water rights, etc.

# Aerial Map

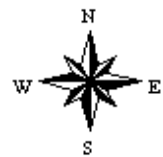


Map Center: 45° 55' 1.76, -108° 21' 57.44



Maps Provided By:  
**surety**<sup>®</sup>  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2019 www.AgriDataInc.com

**16-2N-27E**  
**Yellowstone County**  
**Montana**



9/3/2019