# LOT FOR SALE

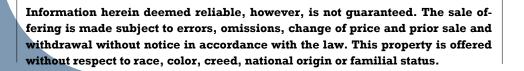
### 7750 Eagle Bend Blvd | Shepherd | MT | 59079



**RIVER LOT** on the Yellowstone River in Shepherd! Come build your dream home on this great river view lot! There is a common park area for river access and a State Land Island of 300+ acres for your use. You can also build your toy/storage/shop too! Additional information: conventional septic system required, wells top be at least 200 feet per DNRC, houses must be at least 1,600 sq. ft. with no less than 1,000 sq. ft. on the main level. There is a second park in the subdivision on Westend off Pelican Road to common area on the Yellowstone River.

- Lot Size: 183,823 sq. ft.—4.220 Ac
- Road Frontage: 135'
- Street Surface: Gravel
- Lot Description: Riverfront, View
- Taxes: \$390
- Schools: Shepherd
- Subdivision: Eagle Bend
- MLS #303764

### The Right Realtor for you!





Jade Fuhrman 406.861.3027

#### Landmark of Billings, Inc.

1925 Grand Avenue, Ste. 144 Billings, MT 59102 Office - 406.248.3101 Fax - 406.248.1633

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## \$95,000

# 7750 EAGLE BEND BLVD



- Manufactured homes: No
- ♦ Mobile home: No
- ♦ Modular: No
- Septic: No
- Curb Gutter: No

- Lot Sq. Ft: 183,823
- ♦ Acres: 4.220
- Lot Description: Riverfront, View, Interior
- Topography: Gently Sloped
- Street Surface: Gravel



- Electricity: Available, In Proximity /
  - Gas: No
- Sewer: No / Water: No
- Phone: Available, Buyer to Verify
- ◆ Taxes: \$390
- Schools: Shepherd
- Subdivision: Eagle Bend of the Yellowstone
- Directions: From Hwy 312, turn North on Shepherd Road (flashing yellow light), go 2.6 miles to Shepherd Road East, turn Right (East) to Clark Road, turn North & take to Church Road, turn Right and follow to Subdivision Entrance.