

LOT FOR SALE

7750 Eagle Bend Blvd | Shepherd | MT | 59079



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

E-mail:
Jade@MontanaProperty.com
Website:
MontanaProperty.com

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
- Taxes: \$390
- Road Frontage: 135'
- Schools: Shepherd
- Street Surface: Gravel
- Subdivision: Eagle Bend
- Lot Description: Riverfront, View
- MLS #303764

The Right Realtor for you!



\$95,000

Information herein deemed reliable, however, is not guaranteed. The sale offering is made subject to errors, omissions, change of price and prior sale and withdrawal without notice in accordance with the law. This property is offered without respect to race, color, creed, national origin or familial status.

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.