

# SCOTT WESTERN REALTY

MONTANA HOMES, FARMS AND RANCHES



## 5506 Grand Avenue, Billings HOUSE AND LAND WITH DEVELOPMENT POTENTIAL



RARE property find in this most desirable West Billings location just off Grand Avenue. One level Ranch style brick home on 1 Acre with an 19 additional irrigated acres of land with Barn, Shed, open sheds and cross-fencing for livestock. Acreage has genuine scope for development. Home has 4 Bedrooms, 3 full baths and a fireplace. Floor plan is open with large rooms and a cathedral ceiling in a living room, which is also equipped with a wet bar. Additionally there is a family room and games room. The home is on well water.

**\$850,000**

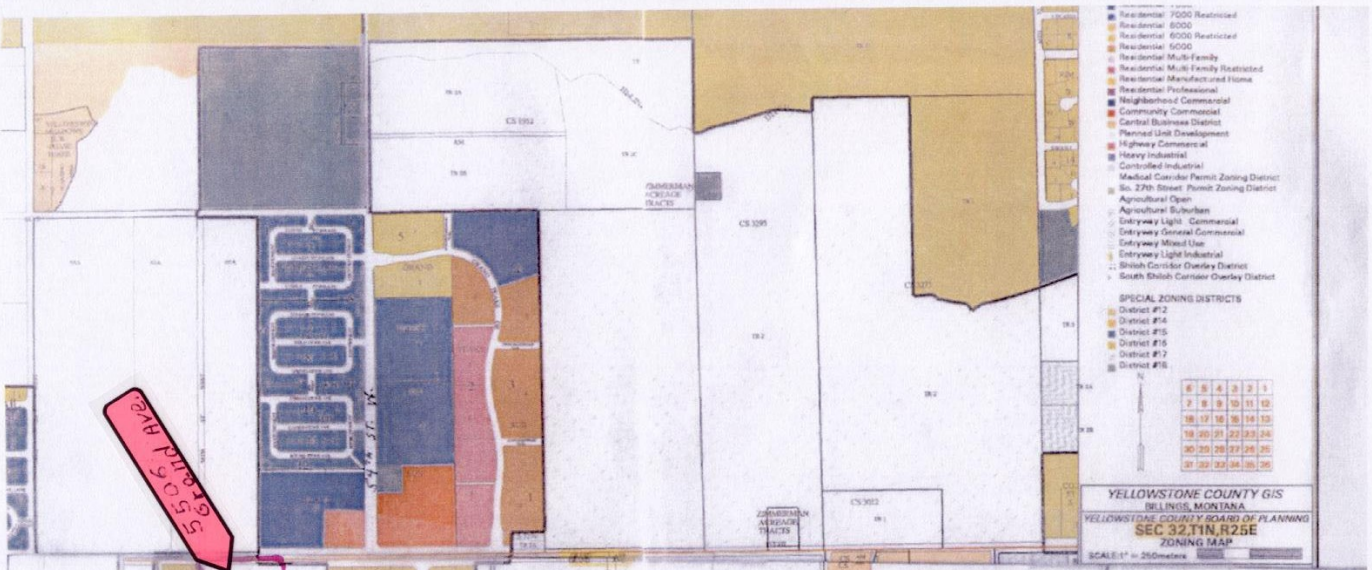
[www.scottwesternrealty.com](http://www.scottwesternrealty.com)  
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**Features:**

Bedrooms: 4      Subdivision: Ag Open  
 Baths: 3 / 0      Type: Residential With Land  
 Total Sq Ft: 3,027      Style: Ranch  
 Lot Sq Ft: 871,200      Year Built: 1976  
 Acres: 20.00      Garage: 2-Attached.



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- LEGEND**
- Public
  - Residential 18000
  - Residential 9500
  - Residential 8000
  - Residential 7000
  - Residential 7000 Restricted
  - Residential 6000
  - Residential 5000
  - Residential Multi-Family
  - Residential Multi-Family Restricted
  - Residential Manufactured Home
  - Residential Professional
  - Neighborhood Commercial
  - Community Commercial
  - Central Business District
  - Planned Unit Development
  - Highway Commercial
  - Heavy Industrial
  - Controlled Industrial
  - Medical Consider Permit Zoning District
  - So. 27th Street Permit Zoning District
  - Agricultural Open
  - Agricultural Suburban
  - Entryway Light Commercial
  - Entryway General Commercial
  - Entryway Mixed Use
  - Entryway Light Industrial
  - Shiloh Corridor Overlay District
  - South Shiloh Corridor Overlay District

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