

# SCOTT WESTERN REALTY

MONTANA HOMES, FARMS AND RANCHES

33 BLU VALLEY ROAD  
Between Billings and Roundup, MT  
Offered at: \$314,999



This versatile property, located between Billings and Roundup Montana, could be utilized as a Vacation Home, Horse or Hobby Ranch or as a Hunting and Recreational property or a combination of all. The surrounding land is timbered, scenic and is quiet with abundant wildlife including deer, elk and numerous birds.

Surrounded by Fabulous views of the Bull mountains, with good grass and timber. The Main Log home was built 1991 and was tastefully remodeled in 2010.

There is a 2nd home or homestead, that has 1 bedroom, 1 bath and rents for \$600 p/month (The renter pays for his own propane & internet). The current tenant has been there for 4 years. There is a further darling 3rd home or Hunters Cabin. The Property has a barn, corrals and the acreage is cross-fenced.

This Hunting and Recreational property is made up of 60 Acres in (3) 20 acre parcels and tax codes. 1 Acre is for houses. There are 4 good fences, plus cross fencing. Property has previously been leased with 5 horses on it.

The 1080 sq. ft main log house has vaulted great room, bedroom, combo kitchen, bath, front porch & deck. Metal roofs were repaired 2017. Newer skirting and insulation around log home with a negotiable stack-able washer/dryer. All appliances in kitchen stay.

The Barn features 2 double stalls & 2 single stalls.

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3630 Vickery Dr  
Billings, MT



33 Blue Valley Rd

Price: \$314,999

MLS#273608

Residential With Land

Schools: Roundup

Taxes:\$1,724

Terms: Cash, New Loan or

Contract for Deed (with adequate  
down payment).

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Billings, MT 59102

1991 Log Home has new pipes and plumbing redone in laundry room and bathroom. Homestead has a washer.

Hunters Cabin has been remodeled with a new ceiling, with re-chunked and stained logs.

Leased Propane tanks/Silver Tip Propane: 500 gal. Main house-250 gallon Renters house.

Heating and sanitary systems:

2 Septics (homestead house pumped 1 ½ years ago plus well has a new pump).

Barn has electricity to it, but wiring needs to be connected.

Decking was done in 2012 with Cedar benches from Snowy Mountain Lumber. Covered Porch and deck in back.

Fire mitigation was done around the houses for 5 miles. Renter has also been clear cutting dead trees.