

# Development Property



\$ 575,000



5546 Neibauer Road, Billings, MT 59106

**WEB: [5546NeibauerRoad.IsForSale.com](http://5546NeibauerRoad.IsForSale.com)**

- » Beds: 3 | Baths: 3 Full
- » MLS #: 291769
- » Single Family | 3,121 ft<sup>2</sup> | Lot: 5.62 acres
- » Great horse property option, close to town with 3 Wells!
- » Beautifully Landscaped and Ready For Entertaining!
- » Lush Irrigated Horse Pasture or Develop it!
- » Barn, Stalls, Corrals, and More For Your Horses!
- » 589 Sq Ft Bunkhouse Above Barn!

QR Code



**Bryan Gentry**  
**BSG Real Estate**  
**Solutions**

(307) 751-5378 (Mobile)

(307) 461-9501 (Office)

[bsgfrc2015@gmail.com](mailto:bsgfrc2015@gmail.com)

<http://www.bryansgentry.com>



Montana Real Estate Brokers  
2050 Broadwater  
Billings, MT 59102  
(307) 461-9501

**Development potential or equestrian estate, you decide? Over 5 irrigated acres in desirable west end subdivision. The horse pasture is 4.469 irrigated acres on its' own tax code that is platted for future development with a dedicated access off of 56th St West and fire suppression tanks. The residence on its' own tax code is a completed remodeled home built of lime stone blocks! The property is beautifully landscaped with a decorative fish pond, hot tub, and mature greenery! The property has 3 wells (1 for house, barn, & UGSP) and 3 septic systems (1 for house, RV site, & barn bunk house). The property is a fully operational horse property complete with bunkhouse above the barn with 1 bedroom & 1 bath. Near 2 equestrian facilities, riding trail behind property, and near 2 private schools. Co-listed with Reatha Montoya of Magic City Realtors (406) 850-9858. [www.5546neibauerroad.isforsale.com](http://www.5546neibauerroad.isforsale.com)**

