



KW YELLOWSTONE PROPERTIES
KELLERWILLIAMS
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PAT SCHINDELE

406-591-2551 • 406-702-4141
CELL OFFICE

RESIDENTIAL

NEW PRICE!

3708 DONNA DR • BILLINGS, MT • \$574,900

3,242 SF 3 bed, 3 bath home in desirable NW Billings location in quiet neighborhood. 9 ft ceilings throughout. Quartz countertops, walk-in closet, 3 car oversized garage & shed.

388 W JEFFERSON AVENUE • CHESTER, MT • \$137,500

Completely remodeled 3 bed, 1 bath home! Great property!

UNDER CONTRACT

1141 AVENUE C • BILLINGS, MT • \$257,500

1,338 SF quaint 3 bed, 3 bath home. Built-ins galore! Lots of natural light. Covered patio/gathering area. Attached oversized 1 car garage. New carpet in primary bedroom!

1604 WALKER LANE • BILLINGS, MT • \$850,000

5 bed, 5.5 bath heights home with oversized 220v 3 car garage. 2 kitchens on main, quartz counters throughout. 2018 like-new home!

FARM AND RANCH

TBD SUGAR FACTORY • HARDIN, MT • \$699,900

107.936 +/- AC of currently high yield irrigated ground. This I-90 frontage property provides easy access from both west & east Hardin interchanges. This is a perfect opportunity for an RV park w/easy access to I-90 City Water & Sewer in street on both north & east side of property. Co-listed w/Shawn Johnston.

00A POWERLINE ROAD • CHESTER, MT • \$1,020,000

680 +/- AC of "Golden Triangle Country" w/High Yields. 4 Legal Parcels, Located 2 Miles SE of Chester, MT.

475 SHEPHERD ACTON RD • ACTON, MT • \$792,000

479.60 +/- total AC. PRIMED FOR DEVELOPMENT! Only 22 minutes from Walmart in the Heights. Panoramic views of Billings & 3 mtn ranges. Currently has leased dry land crop ground.

365 SHEPHERD ACTON • ACTON, MT • \$1,975,000

Gorgeous Views of Sacrifice Cliff & more from the home on top of the Rimrocks! 20 min from Wal-mart in the Heights w/strong possibility for development as horse properties. 1,372 +/- ac total, 709 +/- ac of Crop per FSA maps, balance is grazing. Great access w/frontage on Shepherd Acton Rd!

101 GTA LN • HARDIN, MT • \$375,000

NEW LISTING!

Rare find! 40+/- irrigated ac w/ditch rights, outbuildings, & 1 level living in a 3 bed, 1 bath house. Just 10 minutes to Hardin & 50 minutes to Billings!

LOTS AND LAND

00 STEARNS CIRCLE • BILLINGS, MT • \$262,500

2 lots totalling 1.115+/- ac! Heavy Commercial zoning. Great place for your industrial use shop/business! Great Access for services related businesses!

BAR 11 LOTS • BILLINGS, MT • \$62,500 - \$150,500

Bar 11 Offers A Peaceful Lifestyle Ten Minutes to Downtown Billings. Lots Range from .5 to 3 + AC. Co-listed w/Hanah Reno.

PRYOR CREEK • HUNTLEY, MT

\$156,640 - LOT 1 - 14.28 +/- AC • \$251,790 - LOT 3 - 23.10 +/- AC

Pryor Creek Road is approximately 18 min from the hospitals in Downtown Billings, MT, & is 5 min from Pryor Creek Golf Course. Bring your blueprints & turn your dream into reality! Co-listed w/Cindy Walter.

COMMERCIAL

6419 • LOT 6A • \$650,000

10 +/- ACRES

6419 • LOT 6B • \$450,000

6419 • LOT 6C • \$550,000

OLIVE BRANCH WAY • BILLINGS, MT

Rare find! Irrigated parcel w/frontage on 64th St W. NO CC&R's! Commercial use possible. (West of 64th, Dispensary Possible.)

6936 ALL TERRAIN AVE • BILLINGS, MT • \$443,000

48'x56' shop w/16' sidewalls in Shop World 406, 2-14x14 garage doors, 4 windows, 1-10x10 header for future door. Septic/cistern. 2 drains. 2 kitchen areas, 2 electrical panels, gas heaters, rough plumbing for bathrooms.

6932 AIRSTREAM AVENUE • BILLINGS, MT • \$289,000

32' by 60' Pole Style Building w/16' sidewalls, Post Protection System installed. 1 16' by 14' garage door on the front & 1 12' by 10' garage door to lg outside storage space. Finished bth. To be completed on 10/31/2024.

1780 SHILOH ROAD • BILLINGS, MT

\$1,850,000 • 10,400 SF • 7 UNITS

NEW PRICE!

Shiloh-Grand Center is a rare investment opportunity for a superior NW Billings location on the corner of Shiloh Rd & Ave C. cap rate is 5.5% & the NOI is \$120,245 Monument sign highly visible on Shiloh Rd w/traffic count of 13,523 vehicles per day. Built in 2004, the seven units are all NNN leases where current tenants pay a CAM charge & management fee. 1031 Exchange option. Great potential & promising returns.

6904 CORVETTE AVE • BILLINGS, MT • \$129,000

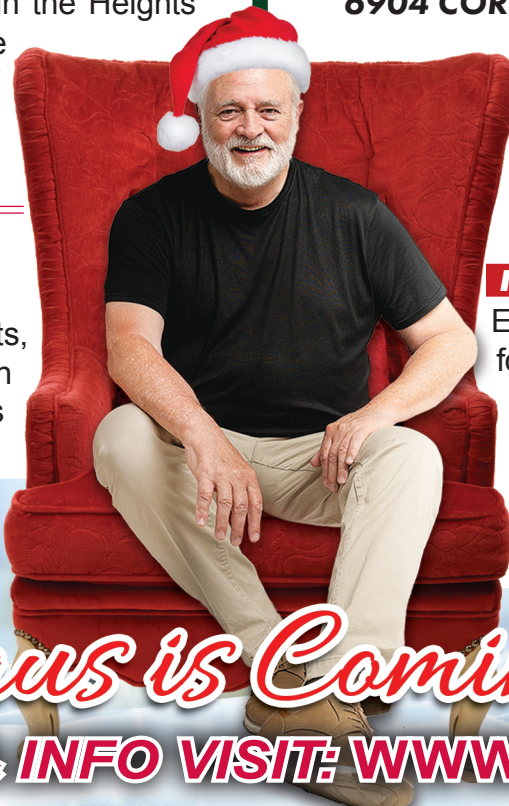
32' by 40' shop! 10 FT sidewalls. 2 10'x10' doors on either end of the shop making it a pull through unit.

2922 MILLENNIUM CIRCLE

BILLINGS, MT • \$1,865,000

NEW LISTING!

Established pet resort business and building for sale! 7,312 sf building with 51 dog condos, 4 indoor turf play areas, 1 larger play area, 1 outdoor play area. 8 cat condos with large playroom. 2 ADA restrooms, break room, grooming room, & plenty of parking! Ask agent for details.



Santa Claus is Coming to Town!

FOR MORE PHOTOS & INFO VISIT: WWW.PATSCHINDELE.COM