



Golden West Properties

2908 S 64th St West
Billings, Montana 59102

Property Highlights

- 70.139 Total Acres
- Golden West Pit
- MT DEQ Opencut Mining Permit #2351
- Permit Size: 47.1 Acres of the 70.139 Acres
- Est. Quantity of gravel to be mined: 670,000 Cubic Yards.
- Water: Danford Ditch runs through the property and is used for irrigation.
- Currently the property is being used as agricultural land

Property Description

Land with Open Cut Mining Permit #2351
Great West end location with lots of potential
Currently the property is being used as agricultural land
Water: Danford Ditch runs through the property and is used for irrigation.

OFFERING SUMMARY

Sale Price	\$2,400,000
Lot Size	70.14 Acres
Building Size	1,440 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	163	\$77,934
5 Miles	3,993	\$77,796
10 Miles	65,059	\$71,310

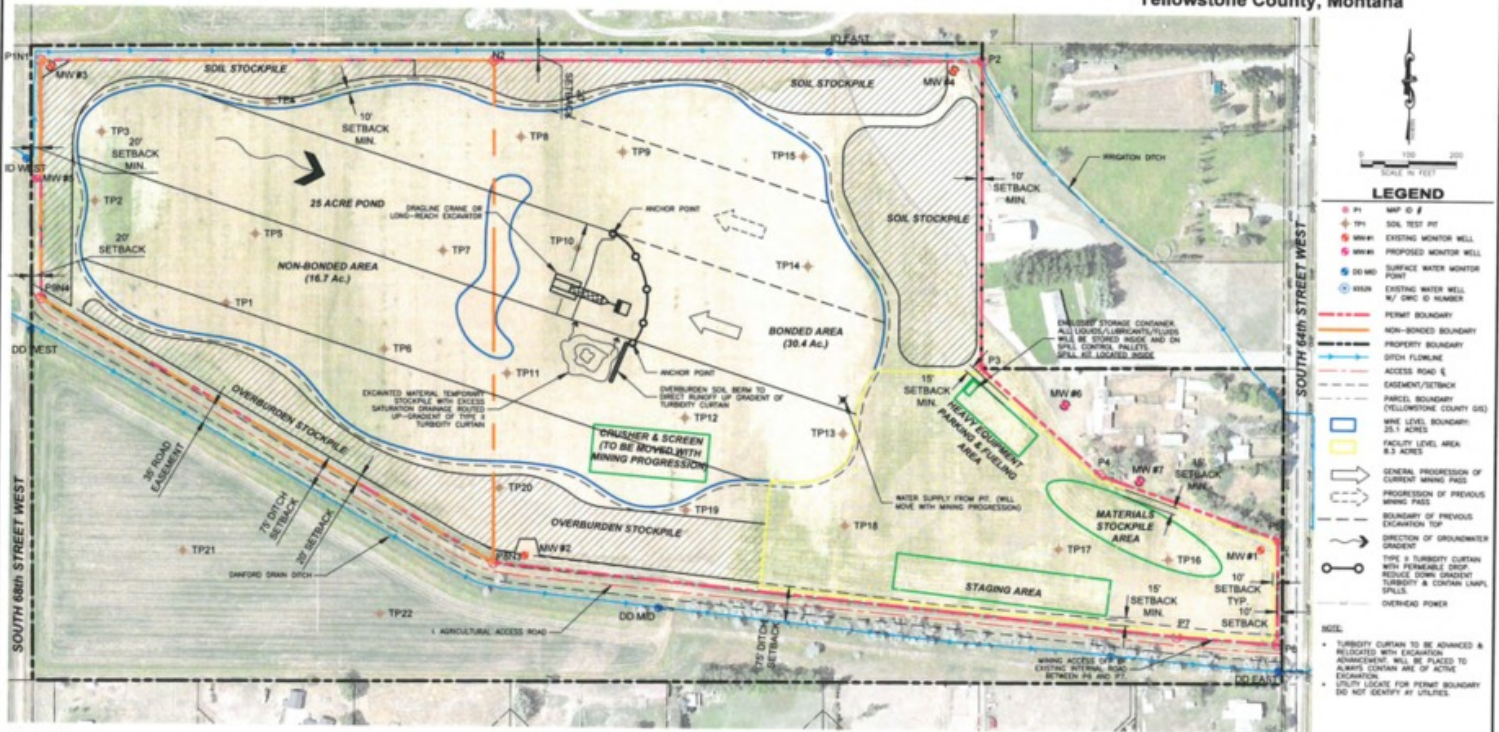
For more information

Brian McDonald

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Additional Photos

OPERATOR NAME: Golden West Properties, LLC
 SITE NAME: Golden West Pit
 2908 South 64th Street West, Billings, Montana
 Parcel 1, COS #3206; N ½ SE ¼, Section 30,
 Township 1 South, Range 25 East, P.M.M.
 Yellowstone County, Montana



Prepared By:
GreatWest
 engineering

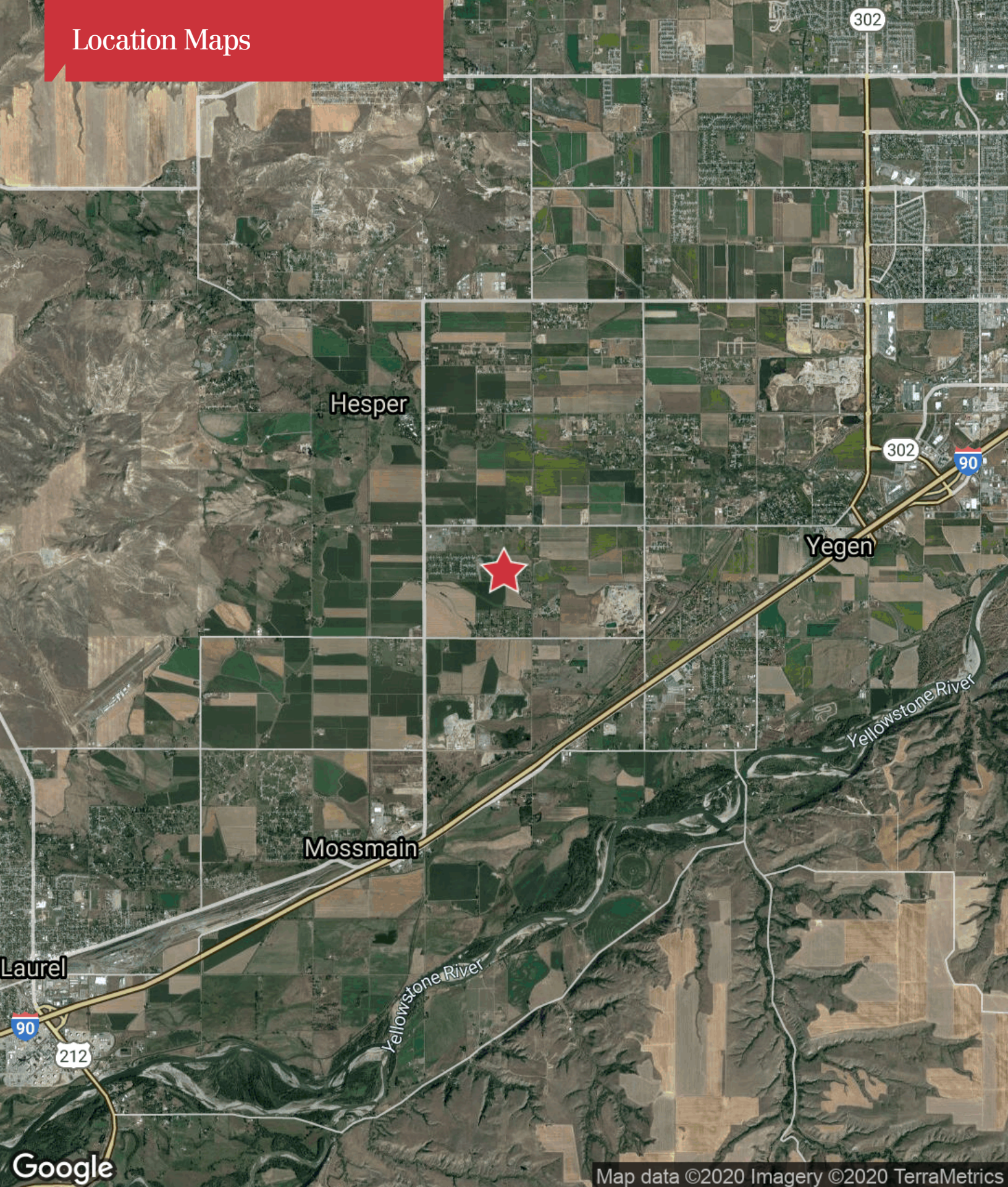
Site Map
 DRAFTING DATE: February 28, 2018



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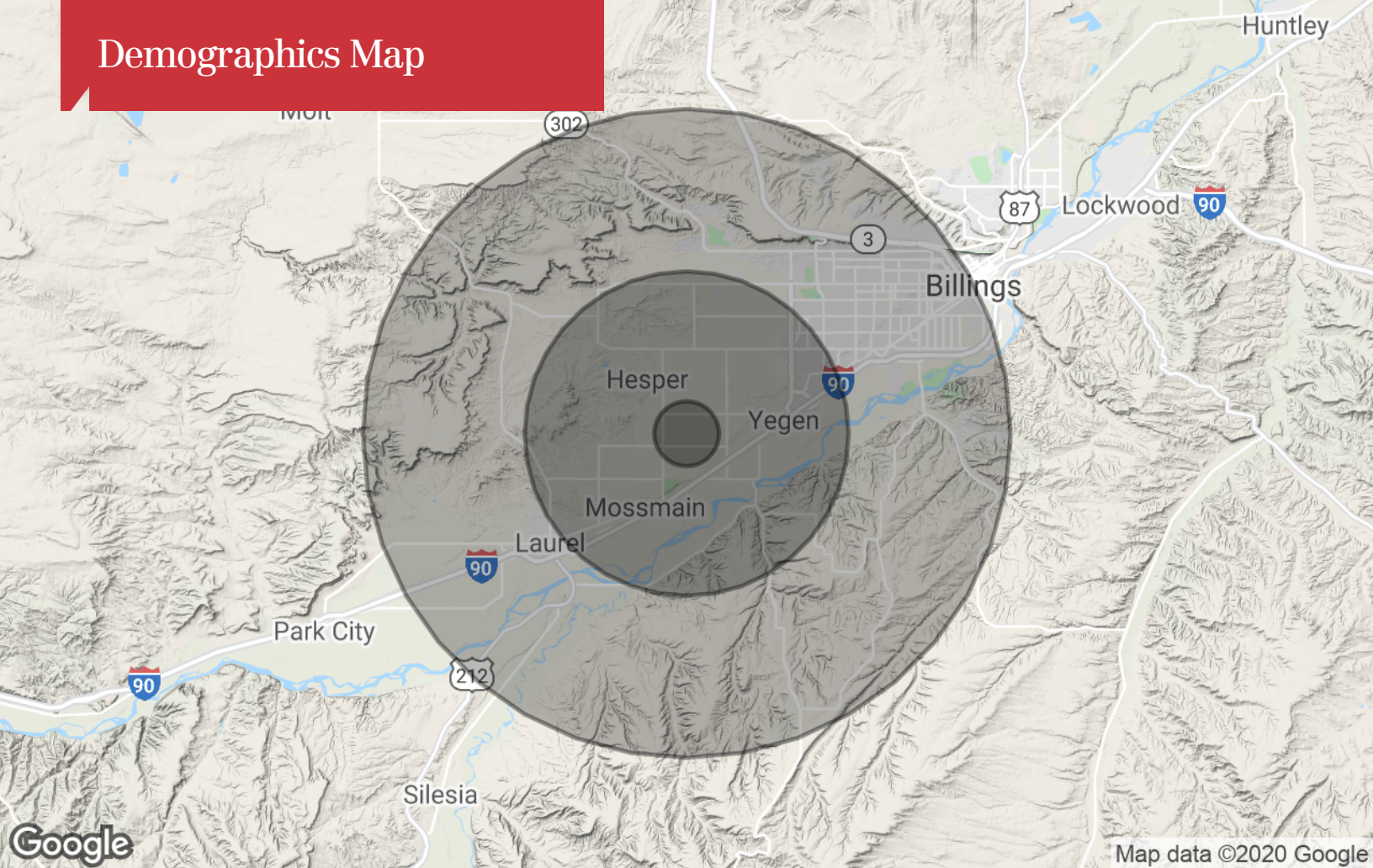
Area Map
 DRAFTING DATE: December 4, 2017

Location Maps



Map data ©2020 Imagery ©2020 TerraMetrics

Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	163	3,993	65,059
MEDIAN AGE	38.8	38.5	41.1
MEDIAN AGE (MALE)	39.9	39.5	39.5
MEDIAN AGE (FEMALE)	37.3	37.2	42.0

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	60	1,505	27,910
# OF PERSONS PER HH	2.7	2.7	2.3
AVERAGE HH INCOME	\$77,934	\$77,796	\$71,310
AVERAGE HOUSE VALUE	\$264,842	\$264,818	\$229,394

Race

	1 Mile	5 Miles	10 Miles
% WHITE	98.7%	96.5%	95.4%
% BLACK	0.0%	0.8%	0.7%
% ASIAN	0.0%	0.2%	0.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.3%	2.0%	2.4%
% OTHER	0.0%	0.5%	0.7%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	2.5%	2.7%	2.6%

* Demographic data derived from 2010 US Census