

MLS: 104083

Status: Active

**ResidentialProperty**

Address: 210 Black Butte Rd

**Price \$60,000**



City: **Roy** Tax Year: **2020**  
 State: **MT** Taxes Apx: **154**  
 Zip: **59471**  
 County: **Fergus**  
 Zoning:  
 HOA/Condo Fee: **0**  
 Fee Assessed:  
 Auction: **No**  
 SIDs: CCRs:  
 Assessors Code:  
 Exemptions:

**Photos**

**Maps**

Lot Size: **14000**  
 Lot Size Range: **>9000 SF**  
 Acres-Apx: **0.32**  
 Total Acres Range: **<1 Acre**  
 Survey:  
 Condo: **No**  
 Prop Type: **Residential**  
 Year Built: **2017**  
 Rooms #: **1**  
 Bedrooms: **0** Full Baths:  
 Total Baths: **0.00** 1/2 Baths:  
**Approximate Square Footage Excluding Garage**  
 APX SF - Total: **888**  
 APX SF - U: **0**  
 APX SF - M: **888**  
 APX SF - L: **0**  
 APX SF - B: **0**  
 Square Footage

Room	Lv	Fireplace
See Remarks	M	

Avg Util. Monthly:  
 Avg Water Monthly:  
 Waterfront Type:  
 Body of Water:  
 Views:  
 Road Type: **Paved**  
 Road Access: **Public**  
 Water Source: **Public/Avail**  
 Sewer: **Public Available**  
 Style: **See Remarks**  
 Construction: **Frame**  
 Exterior: **Metal**  
 Garage: **See Remarks**  
 Roof: **Metal**  
 Attic:  
 Basement: **None**  
 Foundation: **See Remarks**  
 Appliances: **None**  
 Features:  
 Fuel: **Natural Gas**  
 Heat: **None**  
 Cooling:  
 Water Heater:  
 Possession: **After Closing**  
 Terms: **Cash, New Loan**  
 Virtual Tour URL:  
 Title Company: **TBD**

Public Remarks: **Huge shop on an even bigger lot! Tons of potential for this property. 24 x 37 shop on a 14,000 square foot lot. Public utilities all available at site. Build your dream home on this great lot! Quiet living in a great town. Call to set up an appointment to look today!**

Legal Desc: **MIL LANS CO #1 ROY, S07, T18 N, R22 E, BLOCK 030, LOT 007 - 008**

Directions: **From 1st and Main head east until you reach Highway 191. Turn right and follow until you reach the town of Roy. Turn right on Black Butte Rd and this property will be on your right just a block before the school.**

Agent Int: **No** Agent Owned: **No**