



**Address:**  
Lot 7 Birdie Lane, Lewistown, MT 59457

**Price:** 77,000

**Property Type:** Land  
**Area:** Lewistown

MLS #23-713

This lot is located in THE premier subdivision in Lewistown. Located just off the Pine Meadows Golf Course, lots like these are difficult to come by. The Pine Meadows Golf Course features a very well established 9-hole golf course with a club house (pro shop), golf simulator, restaurant, and full-service bar. The lots have covenants and restrictions. Seller will provide design guidelines and engineered septic specifications.

**Listing Information**

Status Active Zoning Single Family

**Property Information**

Type Acreage 2 - 20 Unimproved # of Acres/Land SqFt 3.41  
Lot Dimensions 3.407 Acres Association Fee 450

**Location & Legal**

Legal Par 5 Estates, Lot 7  
Taxes 17 Tax Year 2023

**Remarks & Directions**

SID/RID No

**Compensation**

Buyer Agent Comm 2.40 Buyer Agent Comm Type %

**Details**

<b>Will Sell:</b>	Will Not Divide	<b>Utilities:</b>	Electricity
<b>Lot Location:</b>	Interior	<b>Restrictions &amp; Esmnt:</b>	Subdivision Restrctn
<b>Topography:</b>	Partially Wooded	<b>Possession:</b>	Closing
<b>Road Frontage:</b>	Private	<b>Financing:</b>	Cash/New Loan
<b>Road Surface:</b>	Gravel		
<b>Water &amp; Sewer:</b>	Well; Septic Tank		

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