

Fact Sheet for NCPD-MT 56(55); 4199-055-003, Parcel 3-2

Address: 3306 Coulson Rd, Billings, MT 59101

- A tract of land being Lot 1A of the Amended Plat of Lots 1 and 2, Weaver Flats Subdivision, shown on Document Number 4015473, being situated in in the NW¹/₄SW¹/₄ of Section 17 and SE¹/₄NE¹/₄ of Section 18, Township 1 North, Range 27 East, P.M., M., Yellowstone County, containing an area of 10.234 acres, more or less.
- 3 bedroom and 2 bathroom residence built in 2010 (main floor 2,608 sq. ft. and attached garage/shop 720 sq. ft.), 925 sq. ft. concrete deck/patio and 60 sq. ft. open porch. 1,480 sq. ft. detached garage/shop.
- Location: 9.1 miles northeast of Billings, MT with access off the Billings Bypass.
- Utilities: Public electric. Service is provided by Yellowstone Valley Electric Cooperative, Inc. 1-800-736-5323 (Electric).
- Water: MDT has record of 1 water right # 43Q 30050986
- Septic Permit # 17352; Septic Tank east of detached garage with drain field easterly. (tank size 1500 gallons).
- Property has been rented since MDT bought the property in 2021 until October 2024.
- The house was winterized in December 2024.
- There was a smaller house demolished on the north side of the concrete patio in October 2023.
- Improvements:
 1. 2021 - New septic installed June 29, 2021.
 2. 2022 – New furnace w/ smart WiFi programmable thermostat.
- Property is being sold **“AS IS-WHERE IS”**