

OPEN HOUSE: Tuesday, October 28, 2025, from 11:00 a.m. to 2:00 p.m. **AUCTION:** Online Auction November 11, 2025, from 9:00 a.m. to 4:00 p.m. at the following link:
<https://www.publicsurplus.com/sms/mtre,mt/list/current?orgid=1017600>

FOR SALE – 10.234-acre TRACT OF LAND WITH IMPROVEMENTS



MDT Property for Sale – 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 NW¼SW¼ of Section 17 and SE¼NE¼ of Section 18, Township 1 North, Range 27 East, P.M., M., Yellowstone County, containing an area of 10.234 acres, more or less.

It is expressly intended and agreed that these reservations, burdens, and restrictions shall run with the land and shall forever bind the Grantee, their successors, and assigns.

Improvements: 3 bedroom and 2 bath 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.

Appraised Value: \$565,000.00

MDT will begin the auction and bidding at 100% of the appraised value.

This property is being sold “AS IS – WHERE IS”

For complete information on bidding requirements, please review the **Terms and Conditions** document or call/email Melissa at (406)444-9429 or mamman@mt.gov.

To view and/or obtain hard copies of the above additional information and the Terms and Conditions regarding this property, please visit MDT’s website

https://www.mdt.mt.gov/business/real_estate.shtml

Scan QR code for more information:

