

\$1,399,000 - 3306 Becraft Lane, Billings

MLS® #30028927

\$1,399,000

6 Bedroom, 4.00 Bathroom, 3,022 sqft

Residential on 12.94 Acres

N/A, Billings, MT

The Equine Motel at Box T Ranch is a thriving business + turnkey horse facility situated on 12.94 acres in the heart of Billings with two living quarters. This exceptional property has a history of hosting world champions. With its meticulous design, emphasis on safety, and proximity to the Billings Livestock Commission, this is the perfect spot for horse enthusiasts and professionals alike. The main home is +/-3022 sqft and features 5-bed/3.5 bath + office. It's equipped with a geothermal heating/cooling source, and is on city water + private septic system. The 120x94 barn offers ample space for horses, gear + equipment with an enclosed shop + tack room, 16-12X20 indoor stalls and 18-12X60 outdoor runs. The stalls are complete with shelter + automatic waterers supplied by a 14-gpm private well. The attached 1 bed/1 bath apartment is presently used as an AIRBNB for overnight guests. The 36x48 mare motel consists of 5 indoor stalls + 3 stalls w/ runs. The outdoor arena has a roping chute, sweep tub, run back alley + catch pens. Additional amenities include 2 round pens, several additional safe pens + pastures, 120x20 hay barn, detached garage, storage sheds, pond, greenhouse, 5-30 amp LQ plug ins, and a prepared mobile home pad with water and power. The possibilities are endless for this premier Billings location, prime for continued business use, or development for storage units, suburban subdivision, etc. Don't miss this rare opportunity to own a world-class equestrian



facility in the heart of Montana.

Built in 1994

Essential Information

MLS® #	30028927
Price	\$1,399,000
Bedrooms	6
Bathrooms	4.00
Full Baths	1
Half Baths	1
Square Footage	3,022
Acres	12.94
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	3306 Becraft Lane
Subdivision	N/A
City	Billings
County	Yellowstone
State	MT
Zip Code	59101

Amenities

Utilities	Electricity Connected
Parking	RV Access/Parking
# of Garages	2
Garages	Detached
View	Mountain(s), Residential, Valley

Interior

Interior Features	Fireplace, Main Level Primary, Home Theater, Additional Living Quarters
Appliances	Dryer, Microwave, Refrigerator, Washer
Heating	Geothermal, Heat Pump, Wood Stove

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Stories	Two, One
Has Basement	Yes
Basement	Finished

Exterior

Exterior Features	Dog Run, Garden, Hot Tub/Spa, Kennel, RV Hookup, Storage
Roof	Metal
Construction	Masonite, Metal Siding
Foundation	Poured

Additional Information

Date Listed	July 15th, 2024
Days on Market	389
Zoning	None