

\$1,790,000 - 2275 Shay Road, Laurel

MLS® #30032494

\$1,790,000

Bedroom, Bathroom,
Land on 148.34 Acres

N/A, Laurel, MT

Nestled just south of Interstate 90 west of Billings, MT, this expansive 148-acre farmland offers unparalleled access while maintaining a serene, rural ambiance. The property is ideally situated for both agricultural and recreational use, with a blend of fertile fields, water features, and development potential. The farmland is conveniently located near a major interstate, ensuring easy access (new interstate ramp completed) for transportation of crops, livestock, or future residents. Despite its proximity to the highway, the property retains a peaceful, country feel, making it an ideal retreat or residential development. The nearby Yellowstone River adds a picturesque backdrop and offers additional recreational opportunities. The land itself is predominantly flat, with rich, fertile soil that has been well-maintained over the years yielding crops of corn, barely, wheat, alfalfa, sugar beats and more. This makes it ideal for a variety of crops, from grains to vegetables. There is ample space for grazing livestock, with fenced areas already in place. A significant feature of the property is a pond and a natural ditch meandering throughout the property, providing a thriving habitat for local wildlife. This water feature attracts a variety of bird species, making it an excellent spot for birdwatching or hunting. Growing more cover and shelter could greatly enhance the bird hunting. The pond and surrounding areas could be further developed into a sportsman's paradise, with potential for fishing, duck hunting, and



other outdoor activities. The presence of water on the property also enhances its agricultural value, offering potential for irrigation or aquaculture and water rights.

With its proximity to the interstate and the Yellowstone River, the property holds significant development potential. One section of the land could be transformed into a sportsmanâ€™s lodge, catering to outdoor enthusiasts looking for a luxurious retreat.

Alternatively, the land is suitable for the development of single-family homes, offering residents a blend of rural tranquility and easy access to modern amenities. The natural beauty of the area, combined with the recreational opportunities, would make these homes highly desirable.

The surrounding area is a mix of other agricultural properties and farms, creating a rural yet connected environment. The river and the diverse landscape offer countless outdoor activities, from fishing and boating to hiking and wildlife observation.

This 148-acre property is a rare find, combining the best of both worlds: agricultural productivity and recreational potential.

Whether youâ€™re looking to establish a working farm, create a hunting lodge, or develop a new residential community, this land offers a versatile canvas with endless possibilities.

Essential Information

MLS® #	30032494
Price	\$1,790,000
Acres	148.34
Type	Land
Sub-Type	Agriculture
Status	Active

Community Information

Address	2275 Shay Road
Subdivision	N/A
City	Laurel
County	Yellowstone
State	MT
Zip Code	59044

Amenities

Utilities	Electricity Available
Is Waterfront	Yes
Waterfront	Other, Pond, Waterfront

Additional Information

Date Listed	August 19th, 2024
Days on Market	315