

SALE

1680 LOCKWOOD RD

1680 Lockwood Rd Billings, MT 59101



SALE PRICE

\$1,000,000

Todd Sherman

(406) 570-8961

todd@cbcmontana.com

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**COLDWELL BANKER
COMMERCIAL**
CBS

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1680 LOCKWOOD RD

Billings, MT 59101



OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	6.88 Acres
Price / Acre:	\$145,349

LOCATION OVERVIEW

Property is located outside Billings City limits in an Industrial Area. The property has Light Industrial Zoning. The property has access to public service for water and sewer. Lots may be sold altogether or separately. Grading is mostly flat with some minimal sloping which could accommodate a dock high building if needed. The property also has some paved road access from North and South of Silverfox Subdivision.

6.88 acres on 5 lots.

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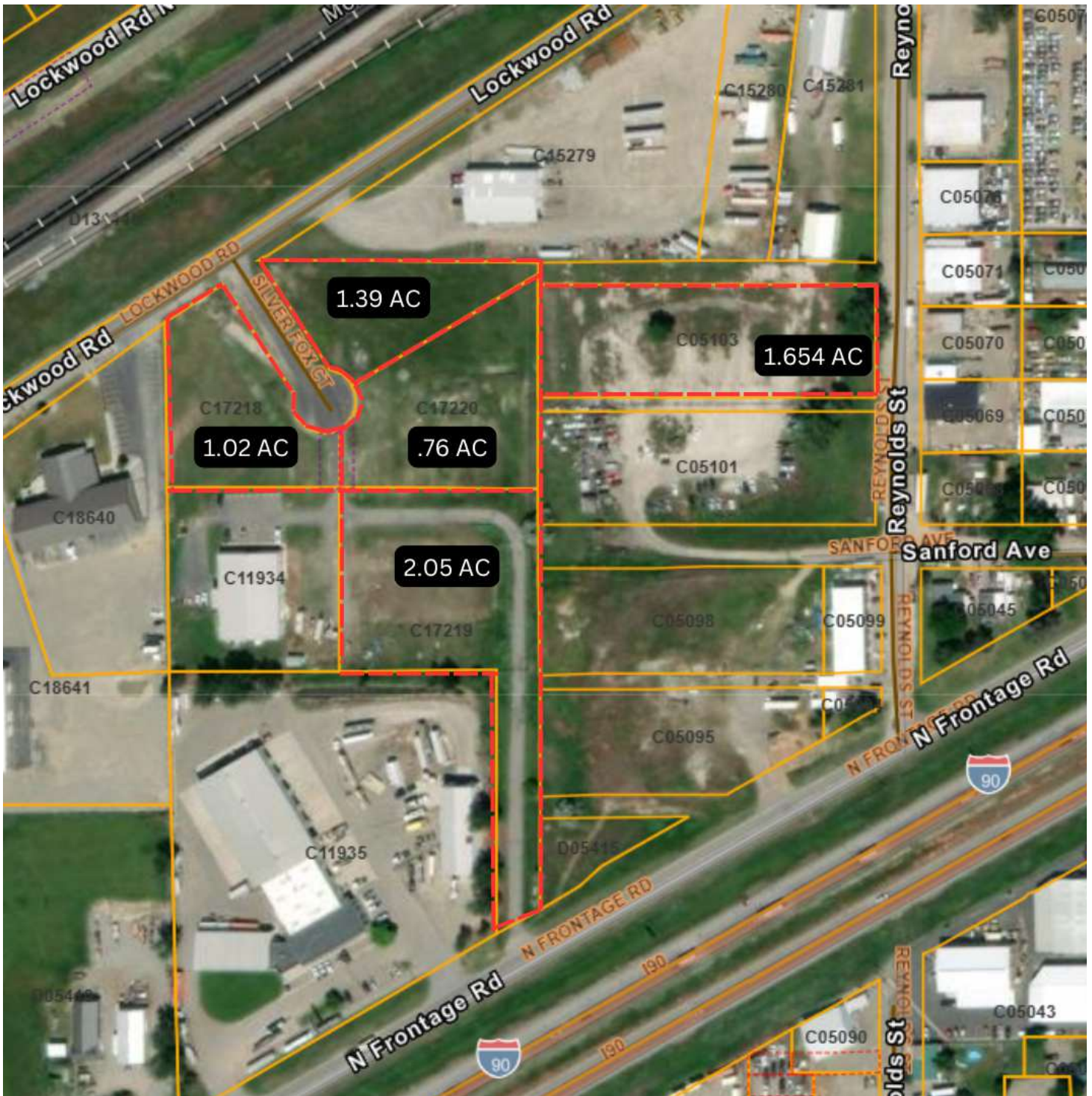


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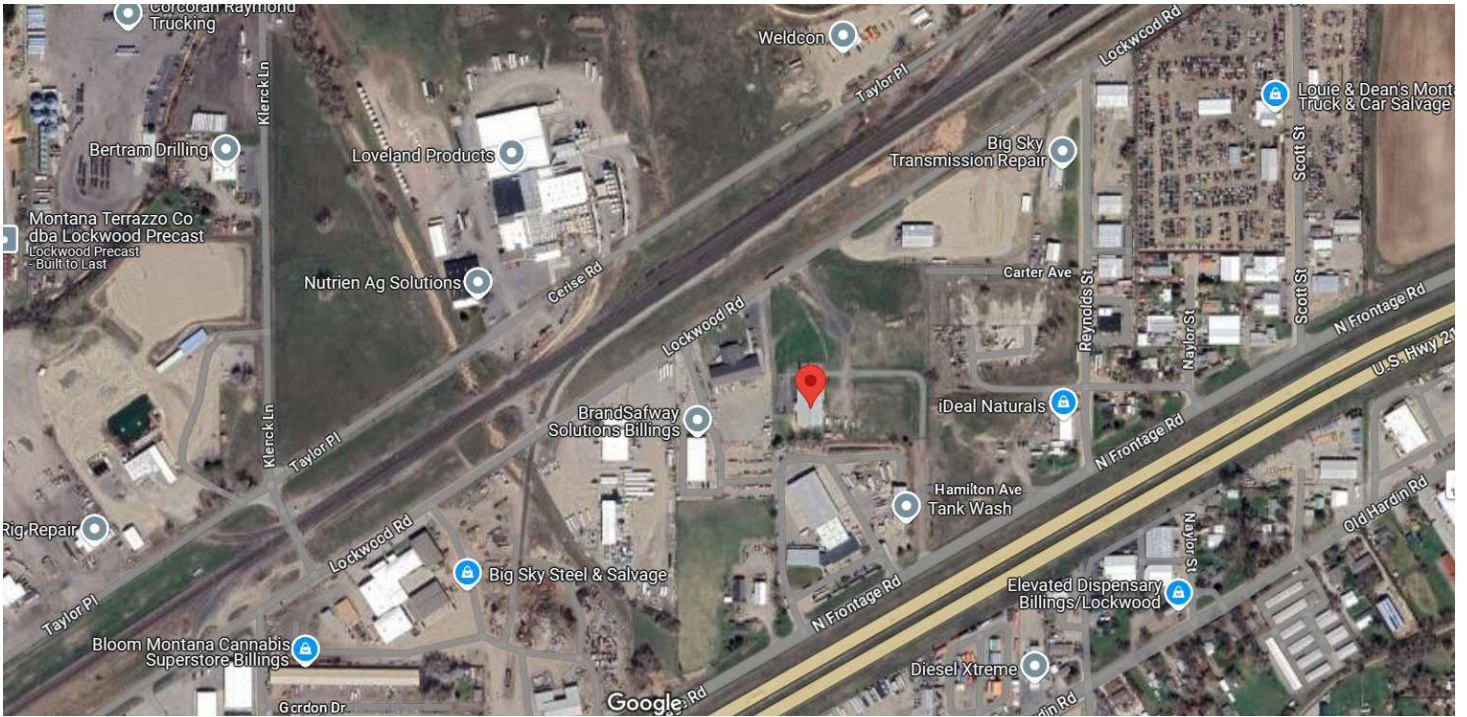


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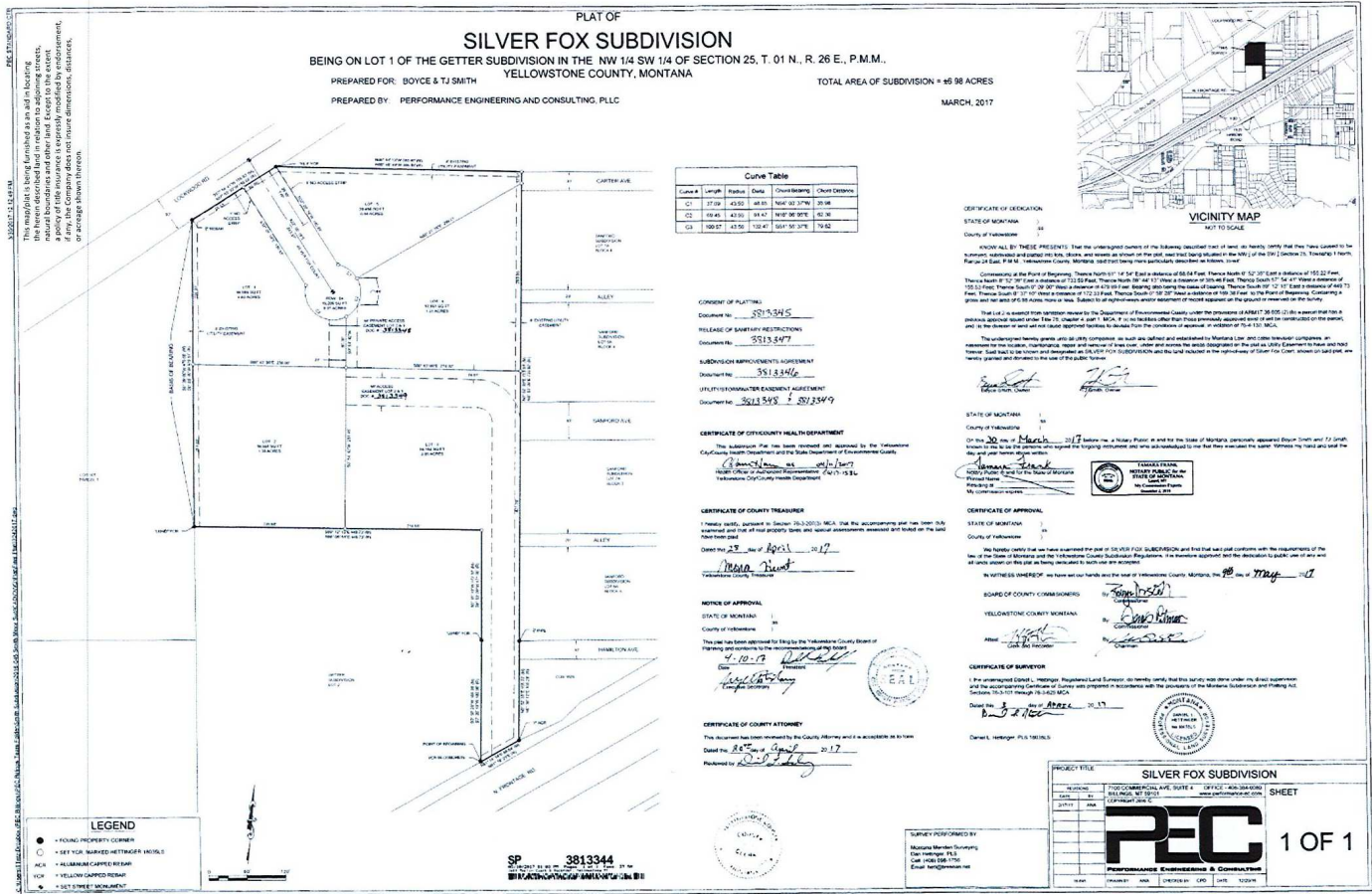
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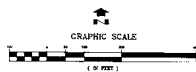
AMENDED PLAT OF LOTS 1 THROUGH 12, BLOCK 4 AND
LOTS 2 THROUGH 6 AND LOTS 7 THROUGH 11, BLOCK 3
SANFORD SUBDIVISION

LOCATED IN THE W 1/2 SW 1/4 OF SECTION 25, T. 1N., R.26E., P.M.M.,
YELLOWSTONE COUNTY, MONTANA

FOR: JACK SANNOY
BILLINGS, MONTANA

BY: ATLAS ENGINEERS INC.
BILLINGS, MONTANA

DATE: MARCH, 1990



LINE	DESCRIPTION	DISTANCE
1	N 00°49' W	79.98
2	S 61°3' W	152.94
3	N 88°49' W	251.00

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④ COMPTON REPORT AS DISSENT

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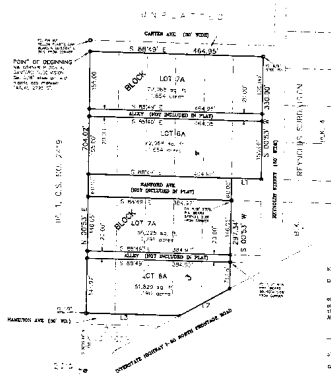
STATE OF MONTANA }
 } DEB.
County of Yellowstone }

Subscribed and sworn to before me, a Notary Public for the State of Montana,

Security Folder for the State of Montana
 Building at Billings, Montana
 My commission expires May 20, 1931

I hereby certify that the therein assessed AMENDED PLAT OF LOTS 1 THROUGH 17, BLOCK 4 AND LOTS 2 THROUGH 6 AND LOTS 7 THROUGH 11, BLOCK 5, SARDINA SUBDIVISION was filed for record in my office on:

Yell County Clerk and Registrar



REFERENCE: 10/15/51

STATE OF MICHIGAN }
 } rev.
County of Washtenaw }

First Intermediate Bank of Commerce, Detroit, Michigan, as Assignee of a Debt of Invest dated March 1, 1939 covering lots 1, 2, 3, 4, 5, and 6, Block 3, Town Highway, of Seneca Subdivision, does hereby consent to the appropriation of Lots 4 through 6 of the lotless assessed AMENDED PLAT OF LOTS 1 THROUGH 32, PLACA 4 AND LOTS 4 THROUGH 6 AND LOTS 7 THROUGH 11, BLOCK 3, TOWNHIP 36 NORTH, RANG 36 WEST, SECTION 12.

STATE OF IOWA)
) ss.
County of Yellowstone)

I, Paul Norlene Telle, Chapter, ex Treasurer of a Real of Trust dated March 1, 1980, covering Lots 2, 4, 5, and 6, block 3, 15th Highway, Sanford, Iowa, do hereby certify that the segregation of title as shown on the herein enclosed GENERAL PLAN of LOTS 1 THROUGH 12, BLOCK 6 AND LOTS 2 THROUGH 6 AND LOTS 7 THROUGH 12, BLOCK 3, SANFORD MEMORIAL TRUST, dated this _____ day of _____, 1980.

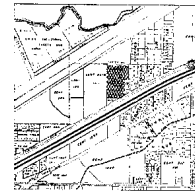
STATE OF VERMONT)
County of)
City of)
On this _____ day of _____, 1970, before me, a Notary Public for the State of Vermont, personally appeared _____, of _____, of First Interstate Bank of America, San Francisco, California, the corporation that executed the within instrument and acknowledged to me that he was the person who executed same.
In WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Willy G. Hill for the State of Wyoming
Residing at _____
By Commission Expires _____

ON this day of 1992, before me, a Deputy of the State of Montana, personally appeared and admitted that he was the author of the within instrument and acknowledged to me that such correspondence warranted same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

Edmund S. Hahn
Treasurer Public for the State of Montana



LAWTON'S STATEMENT

STATE OF MONTANA)
County of Yellowstone) ss.
I, P. R. JAMES, a Notary Public for the State of Montana, do hereby certify that the person or persons named in the foregoing exhibits have been duly qualified as notaries public in and for the County of Yellowstone, Montana, and that the additional lists have been duly created. Therefore, these exhibits are exempt from review as a notary public pursuant to SECTION 76-2-207 (2) (a), MCA.

John L. ...

STATE OF MISSISSIPPI)
)
 County of Jefferson) ss.
)
 On this _____ day of _____ 19____, EWING DEBBIE M., a Single Public in
 the State of Mississippi, appeared before me, GEORGE FRANKLIN, a Notary Public in and
 for the State of Mississippi, who is duly sworn and qualified in and for the State of
 Mississippi, who has acknowledged to me that she executed the foregoing instrument as her
 voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal
 the day and year first above written.

LAWRENCE² STATOENI

We, Mike A. Perry and Beth E. Perry, husband and wife, the owners of lots through G. Block Jr., Jean Highway, Sanford Sanborn, do hereby certify that the purposes of this survey is to subdivide existing lots within a platted subdivision and that no additional lots are hereby created. Therefore, this survey is exempt from review as a subdivision pursuant to Section 204-226.03, IAC, M.S.A.

Figure 1 consists of two schematic diagrams, (a) and (b), illustrating the experimental setup. Diagram (a) shows a laser beam entering from the left, passing through a lens, then a beam splitter. The beam is reflected downwards by a mirror, then back up through the beam splitter, and finally through another lens. Diagram (b) shows a similar setup, but the beam splitter is configured differently, with the beam reflecting off a mirror and then back through the beam splitter in a different path.

On this 1st day of April, 1981, before me, a Notary Public for the State of Illinois, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed.

and wife, known to me to be the persons who signed the foregoing instrument, acknowledged to me that they signed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 2nd day of June, 1934.

SECRET COPY FOR THE STATE OF IOWA

by [Gerrit Klaerner](#), [David Lippman](#), [John Lapinskas](#)

Environmental Health Section

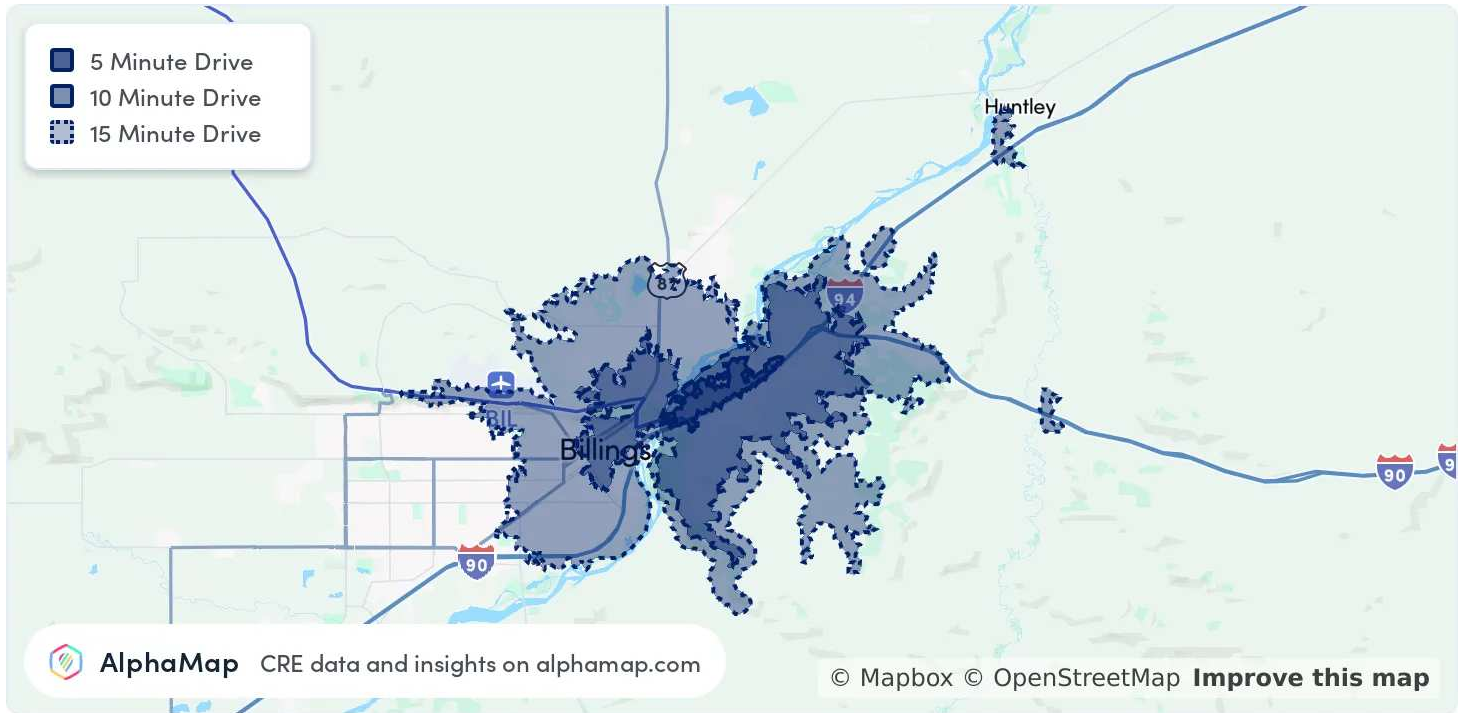
1 FEBRUARY 1964

NY _____
DEPUTY

SALE

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Billings, MT 59101



POPULATION

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	216	13,621	66,695
Average Age	42	39	39
Average Age (Male)	42	39	38
Average Age (Female)	41	39	40

HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	94	5,618	28,053
Persons per HH	2.3	2.4	2.4
Average HH Income	\$66,547	\$82,260	\$79,700
Average House Value	\$309,896	\$346,963	\$343,780
Per Capita Income	\$28,933	\$34,275	\$33,208

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TODD SHERMAN

Commercial Realtor

todd@cbcmontana.com

Direct: (406) 570-8961 | Cell: (406) 570-8961

MT #54530

PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial. Todd has spent his career in the real estate industry throughout Montana helping his clients acquire and sell Businesses, Casinos, Convenience stores, Industrial properties, Land, Mobile-Home parks, Multi-Family, and Retail properties. He also works with Landlords and Tenants to negotiate leases in Industrial, Office, Restaurant, and Retail. His accomplishments include Rookie of the Year, Top Associate Producer of the Year, and Bronze Distinction of Excellence Top 10% of Coldwell Banker Commercial Internationally the last 3 years in a row. Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications.

EDUCATION

University of Oregon

BS in Business Communications

MEMBERSHIPS

Todd has been an active member of various trade and civic organizations, including The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of Realtors, Downtown Rotary Club, Western States Petroleum Association, Montana Tavern Association, and East Billings Industrial Revitalization Board. He is also the Vice President on the Board of Directors for the nonprofit organization Sustainable Montana. Todd is passionate about what he does, and his enthusiasm for commercial real estate becomes evident very quickly.

CBS

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Billings, MT 59102
406.656.2001

Todd Sherman

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