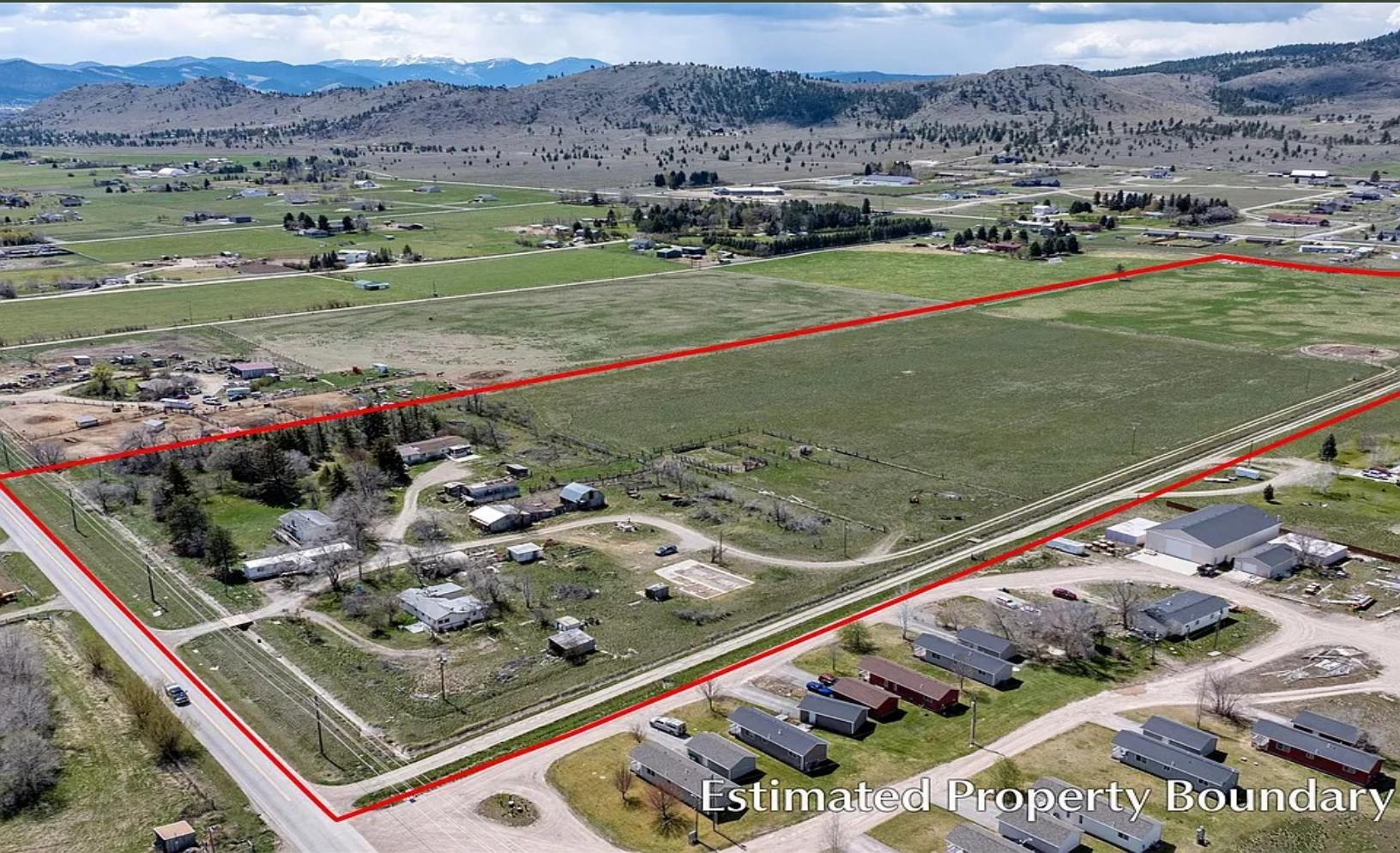


Kinsey Gardens



Estimated Property Boundary

A Premier Development Opportunity in the
Heart of the Helena Valley

Helena, MT

\$1,500,000

Bill Bahny, Broker

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AN EXTRAORDINARY 32-ACRE CANVAS AWAITS

Rarely does a property of this magnitude, versatility, and infrastructure readiness come to market. **Kinsey Garden** represents one of the most compelling land development opportunities in the Helena Valley — a fully equipped, strategically positioned 32-acre parcel primed for a mobile home park, small-tract subdivision, or rural residential community.



LOCATION & ACCESS

- Situated in the **Central Helena Valley** — one of Montana's most desirable and growing regions
- **Direct paved road frontage** on **Applegate Road** along the entire eastern boundary
- Convenient access to Helena's amenities, services, schools, and employment centers
- **Outside the flood plain** — no flood insurance requirements, no flood-related development restrictions



INFRASTRUCTURE ALREADY IN PLACE

Kinsey Garden isn't just land — it's a development platform.

- **Existing Homes** 1 two-story stick-built home, 1 small stick-built house
- **Mobile Homes** 2 single-wide trailers; 1 prepared double-wide site w/ utilities
- **Well** Producing well with logged yield of **35 gallons per minute
- **Septic Permits** 4 existing septic permits** on the property|
- **Natural Gas** On-site natural gas service
- **Electrical Power** On-site power service
- **Irrigation System** Underground sprinkler irrigation covering **nearly all 32 acres



EXCEPTIONAL WATER RIGHTS

Water is everything in Montana development — Kinsey Garden delivers.

- Nearly all 32 acres receive ****allotted irrigation water**** from the ****Helena Valley Irrigation District****
- Property is divided into ****3 deeded parcels filed prior to 2014****, qualifying each parcel for ****10 acre-feet of water for house wells****
- This pre-2014 filing status creates the potential for water rights to support approximately ****30 individual parcels****
- A rare and enormously valuable asset in today's development landscape



ZONING & SUBDIVISION POTENTIAL

The regulatory stars have aligned at Kinsey Garden.

- Located in a **County Zoning District** that permits subdividing into **small acreage parcels**
- **Very few properties in the region qualify for this zoning designation** — making Kinsey Garden exceptionally rare.
- **No covenants** — maximum flexibility for your development vision
- Currently configured as **3 deeded parcels**, providing an ideal starting framework for subdivision planning
- Ideal for:
 - **Mobile Home Park Development**
 - **Small-Tract Home Subdivision**
 - **Rural Residential Community**
 - **Agricultural & Residential Mixed Use**



WHY KINSEY GARDEN STANDS APART

"Finding 32 acres with this combination of water rights, zoning flexibility, existing infrastructure, flood-plain-free status, and paved road access in the Central Helena Valley is virtually unheard of."

The combination of advantages at Kinsey Garden is extraordinary.

- 32 acres of productive, irrigated ground
- Paved road frontage — no road improvement costs
- No flood plain designation — lower risk, lower cost
- Rare small-acreage subdivision zoning
- Pre-2014 parcels — maximum water right allocation potential
- Helena Valley Irrigation District water — proven, reliable supply
- 35 GPM producing well — exceptional yield
- 4 existing septic permits — development head start
- Underground irrigation system — entire property ready
- Natural gas & power on site — utilities already established
- No covenants — your vision, your rules

THE DEVELOPMENT VISION

The Central Helena Valley is experiencing steady growth, and demand for quality small-acreage parcels, affordable housing, and mobile home communities continues to rise.

Kinsey Garden offers a developer, investor, or visionary buyer the rarest of opportunities — a fully serviced, properly zoned, water-rights-rich parcel in a prime location where the hard work of groundwork and permitting is already well underway.

Whether your vision is a thriving mobile home park generating strong cash flow, a small-tract subdivision of 20–30 individual parcels, or a private rural estate with room to grow — Kinsey Garden is ready for you.

Opportunities of this caliber do not last.

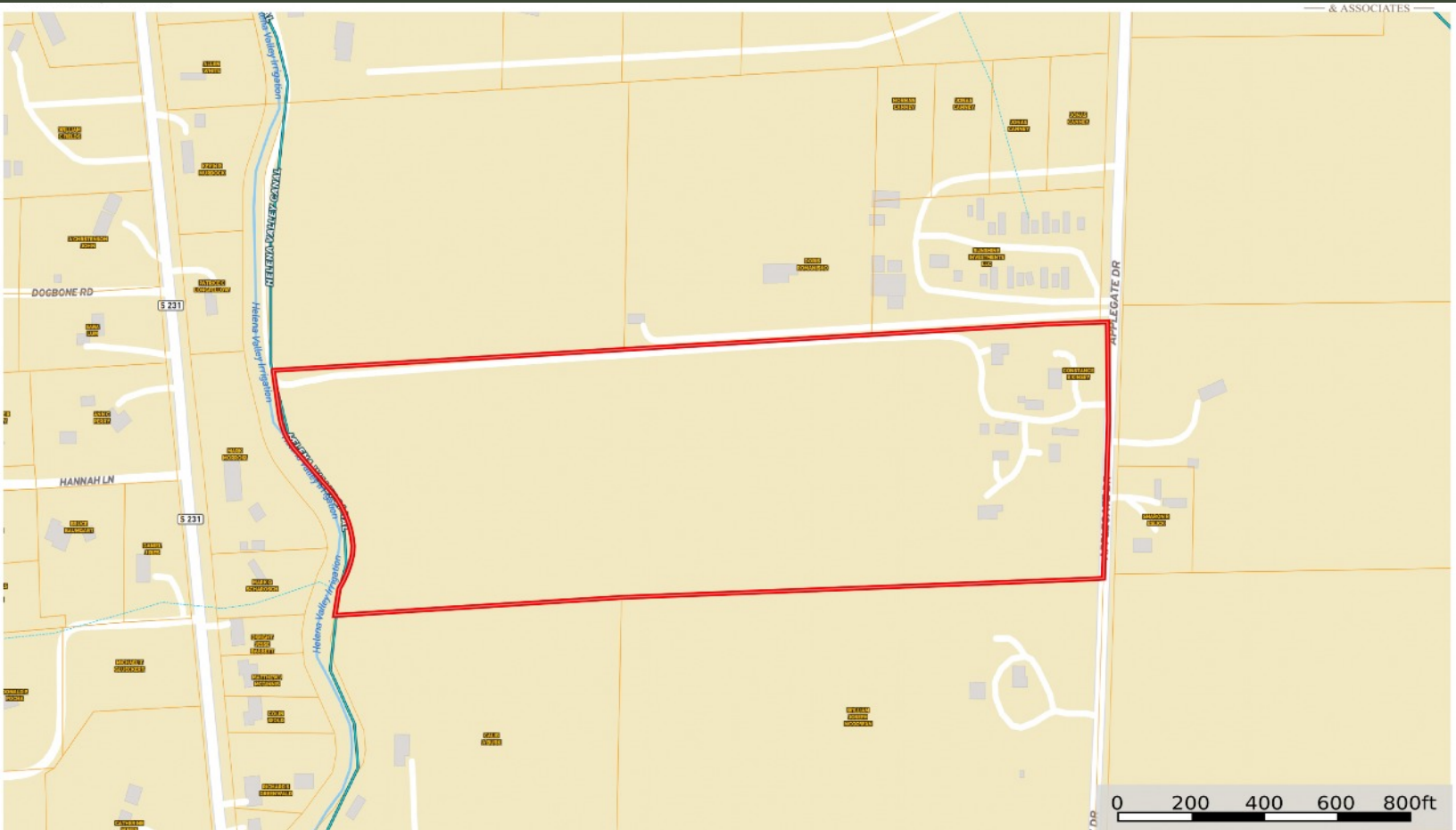
\$1,500,000

CONTACT US TODAY for more information, pricing, and showings

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Broker/Owner		Bill Bahny & Associates

Co-Listed with : Cody Bahny, Bahny Realty 406-461-2824

All acreage, water rights, zoning classifications, and development potential descriptions are based on available information and should be independently verified by the buyer. Buyers are encouraged to conduct thorough due diligence.*





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