



Nature

HAS PROVIDED THE SETTING

WE PROVIDE YOUR

Opportunity

TO GET IN ON THE GROUND FLOOR OF

Montana's Finest Exclusive Subdivision

IMAGINATIVELY PLANNED TO TAKE FULL
ADVANTAGE OF A NATURAL SCENIC SETTING.

COUNTRY CLUB HEIGHTS

(Present Site of Yellowstone Country Club)

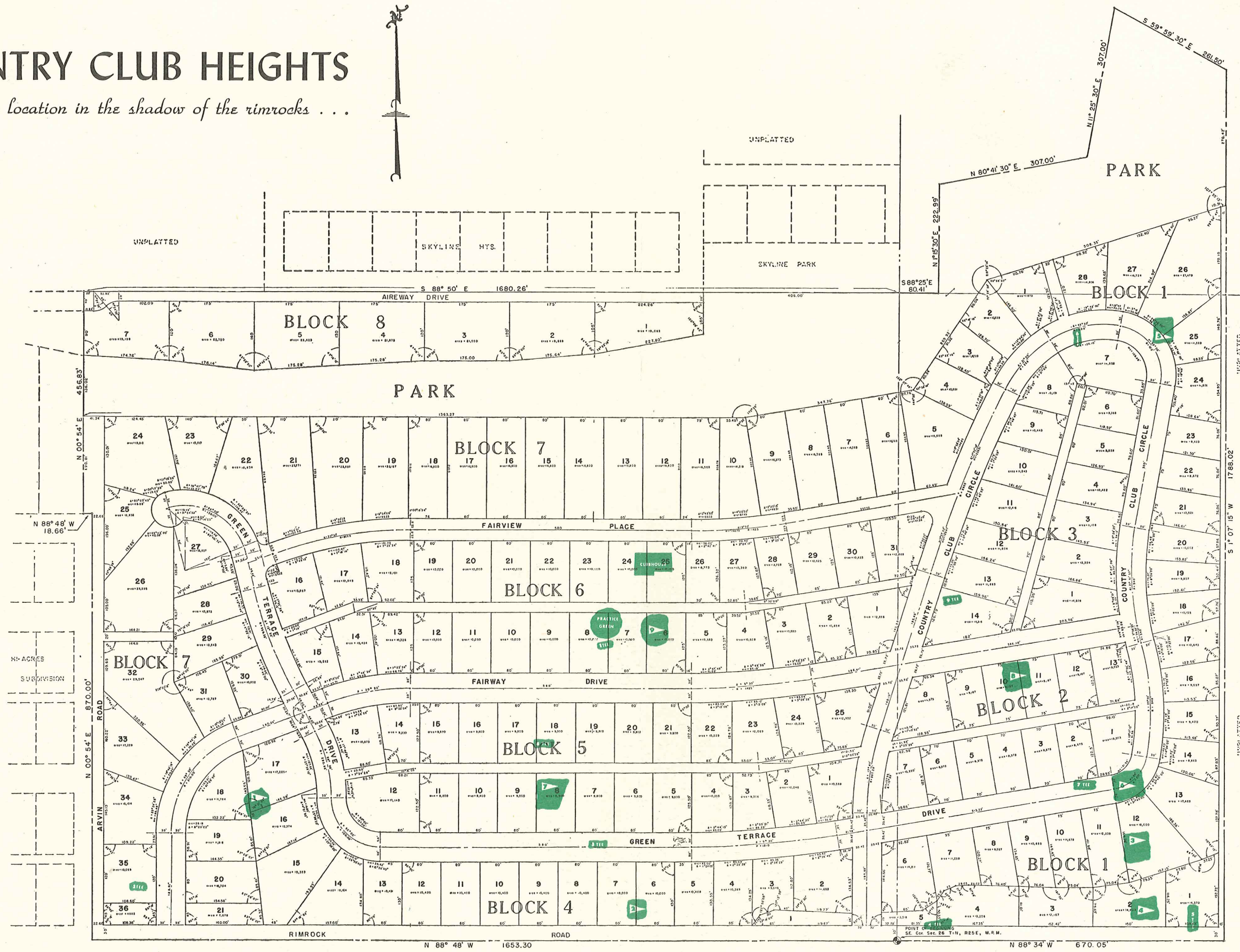
OFFERS YOU THESE

Outstanding Features

- ✓ An inspiring panoramic view of the valley and mountains.
- ✓ Surface contour variety – from “table level” to abrupt grade building sites – presenting unlimited home design choice.
- ✓ Irregular lot sizes and shapes, each complementing the other and blending with the natural sweep of the surrounding terrain.
- ✓ Wide, gracefully curving streets – with only two entrances from Rimrock Road, the subdivision may be maintained as an exclusive and secluded residential area, free of heavy arterial traffic.
- ✓ Dedication of 13.6 acres of park at the base of the rimrocks to insure the preservation of the natural beauties of the surroundings.
- ✓ Less than five minutes on a modern highway from the NEW Yellowstone Country Club. Club.

COUNTRY CLUB HEIGHTS

a picturesque location in the shadow of the rimrocks . . .



NOTE: Greens, tees and club house site are temporary in nature and are spotted in merely as reference points.

COUNTRY CLUB HEIGHTS

PLANNED AND DESIGNED WITH THOSE DIS-
CERNING PEOPLE IN MIND WHO ARE INTER-
ESTED IN SOMETHING A LITTLE BETTER.

- ✓ Utility right-of-ways replace ordinary alleys with their inherent problems of sanitation, weeds, traffic and maintenance.
- ✓ Country living close in – several easy access routes to downtown Billings.
- ✓ Near grade schools.
- ✓ Property-value-protecting restrictions.

RESTRICTIONS

The Declaration of Restrictions covering Country Club Heights Subdivision for the most part contains restrictions common to the better subdivisions.

A few of the restrictions of general interest are:

1. The ground floor area of all residences, exclusive of open porches and garages, shall contain not less than 1,250 square feet.
2. None of the lots may be used or improved for other than private residence purposes and houses erected thereon shall be single dwelling residences for occupancy by not more than one family.
3. No structure shall exceed 1½ stories in height with the exception of the lots next to the rims which shall not be more than two stories in height.
4. The minimum distance between houses shall be 20 feet. Distances of buildings from lot front lines and back lines will be determined to conform with the type of the lot and land topography.

Further restrictions general in nature will also apply to fences, signs, and other subjects.

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