

FOR MORE INFORMATION, PLEASE CALL

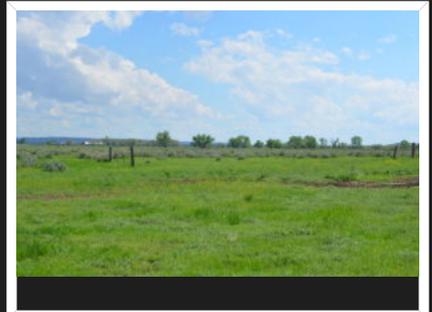
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HIGHWAY 16 HOME AND ACREAGE

\$275,000.00



HIGHWAY 16 HOME AND ACREAGE

Acreage: 66

Our eastern Montana listing portfolio remains strong with another great addition to our small acreage farmsteads. Home on Acreage – Highway 16 Glendive is a wonderful farmstead that is waiting for it's new owners. Currently occupied, this quaint little farmstead has everything you need to move in and make it yours, and sits on just under 67 acres. This is a great property for someone looking to run a few cows, needs room for horses, or just wants to get out of town. There is easy access off state maintained Highway 16 that makes traveling into town easy and convenient.

Location

The property is just 10 miles north of Glendive, along Highway 16. The only gravel you will have to travel, is your driveway!

Acreage Breakdown

The acreage is primarily pasture, with the farmstead sitting on 1-2 acres. Perimeter fencing allows grazing throughout, and stock water is supplied to the pasture.

Leases and Permits

The pasture is currently leased to a neighbor for grazing.

Improvements

1,696 square foot house with a new roof, barn, double stall garage with overhead doors, and an artesian well. It is rare to find a home in the country on natural gas, but this place has it! You'll never have to worry about keeping propane tanks full. Additionally, it has great water, with a new artesian well drilled in 2006 that supplies the house and plenty for your stock animals.

General Operation

The land is currently leased for grazing to a neighbor. The house is lived in and everything is well maintained.

Recreational Considerations

Glendive, MT is the county seat of Dawson County located in eastern Montana. Situated between the badlands of Makoshika State Park and the Yellowstone River, Glendive has all the amenities of small town living. With daily flights to Billings, MT's international airport, you can start in Glendive and go anywhere! Glendive is home to world renown paddle fishing, while other recreational opportunities include hiking in Makoshika State Park (recently recognized as Montana's number one state park), hunting, fishing, camping, biking, and there are several hundred acres of trails and hills to ride your motorcycle, ATV, or UTV on south of Glendive. <http://www.cityofglendive.us>

Water Rights

There are two artesian wells recorded on the property.

Mineral Rights

Seller will retain mineral rights owned.

Broker Comments

This is a great property for someone looking to run a few cows, needs room for horses, or just wants to get out of town. There is easy access off state maintained highway that makes traveling into town easy and convenient.

Disclaimer notice.

Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction.