

# Clear Creek Realty



Residential ♦ Land ♦ Ranch ♦ Recreational

Quality Built  
Homestead Home

Sheridan, Montana

Clear Creek Realty  
108 S Main, PO Box 708  
Sheridan, MT 59749

(406) 842-5028

[www.clearcreekmontana.com](http://www.clearcreekmontana.com)

Virtual Tours Available Online



## Quality Country Home

Sheridan, MT

\$314,500.

Agent Comment: This home is a must see if you are looking for a high quality, well built home. A great country setting just out of Sheridan- Karen Talley

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☞ Located on 2.14 acres in the Homestead Subdivision with common area park and pond.

☞ On the main level are two bonus rooms off the entrance, a butler's pantry, kitchen, great room with dining area, large master bedroom with spacious bath and laundry room off the attached garage.

☞ The upstairs offers 2 additional bedrooms and a full bath. All this in 2,320 +/- s. f.

☞ The home was built in 2007. The well is 60', 30 gallons per minute and the yard has underground sprinklers.

☞ Beautiful stone wood burning fireplace for supplemental heat to the forced furnace. Move in and live comfortably; this home has A/C as well.

☞ 2011

Property taxes -  
\$2,039.30.

Price:  
\$314,500.





View of the great room from the staircase.

Kitchen is perfect for entertaining.



Master bedroom on the Main level.

Note: All information herein is from sources deemed reliable, but is not guaranteed by Seller, Clear Creek Realty, LLC or its Agents. This offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of the purchase by the Owner. We urge independent verification of each and every item submitted to the satisfaction of any prospective purchaser.

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# Madison County

Madison County is primarily cattle country and agriculture along with rotating crops of hay and grain. Timber harvesting and gold mining are also a part of the valley's economy and history. The scene of some of the earliest and richest gold mining in the history of Montana are based around the nearby towns of Virginia City and Nevada City.

Madison County has gained a reputation as a Fly Fishing mecca in recent years, with the Beaverhead, Big Hole, Ruby and Jefferson Rivers. Fly fishing in this area is unlimited. All of these rivers are widely renowned as excellent and premier trout fisheries.

The nearby town of Sheridan offers a hospital, medical clinic, nursing home, fire department, ambulance service, library, summer swimming pool, many stores and shops, restaurants, and five churches of different denominations.

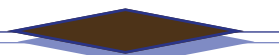
## Recreation

Sheridan is located in an area of Montana which boasts many types of big game hunting with access right down the road. The multiple mountain ranges which surround this area provide ample access to trails for hiking or snowmobiling or just picnicking in your own private spot.. Madison County boasts unlimited fly fishing with the Beaverhead, Big Hole, Ruby and Jefferson Rivers which are renowned for their excellent premier trout populations.

## Climate

The climate of the valley is relatively mild. Madison County is known for the pleasantly cool summer days with the temperature seldom reaching 90 degrees and no humidity problems. Fall is dramatic with the change in nature's colors as the aspen trees turn to gold and the pasture land to a creamy beige. The nights and mornings are crisp and the days are filled with sunshine.

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