

Clear Creek Realty



ROLLING HILLS

Irrigated Acreage

Sheridan, Montana

Residential ♦ Land ♦ Ranch ♦ Recreational

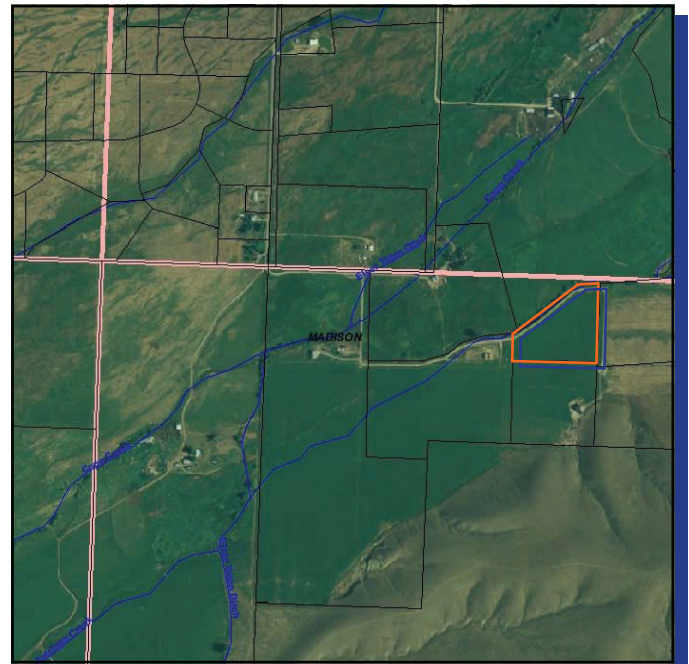
For Sale

- 8.26 acres in a rural area just a few miles from Sheridan. Part of a small subdivision in an agricultural setting.
- Easy association for Gravity Flow irrigation water and a buried main irrigation line. Property comes with two hand line sprinklers.
- Property is perimeter fenced for livestock. Fantastic views of the valley and the Tobacco Root Mountain foothills.
- Ideal location for a small ranchette or home site with lots of privacy.
- 2010 Property Taxes:
\$476.27.



Offered at \$80,000.

Reduced from \$110,000



Contact: Karen Talley
of Clear Creek Realty
Office ♦ (406) 842-5028
Cell ♦ (406) 596-0123

www.clearcreekmontana.com
karen@clearcreekmt.com