

# Clear Creek Realty



## Sheridan Ranchette - Horses Wanted! Sheridan, Montana

Residential ♦ Land ♦ Ranch ♦ Recreational

For Sale

☞ Twenty acre ranchette is in a very private location with year round water & irrigated pastures.

☞ 3 bedroom, 2 bath home maintains it's country charm with a newly remodeled kitchen, bathroom and more. An open floor plan, lots of windows and a new sunroom to take in the views and relax.

☞ Water is decreed water from Mill Creek and property is gravity irrigated. The year round stream runs through the property creating a lush and serene setting with a pond.

☞ Newer horse barn with tack rooms and storage. Large new garage with concrete floor has drive through for trucks and trailers.

☞ 2009 Property Taxes: \$1,749.20



**\$489,000.**

Contact: Karen Talley

Office ♦ (406) 842-5028

Cell ♦ (406) 596-0123

karen@clearcreekmt.com

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