

Clear Creek Realty



Residential ♦ Land ♦ Ranch ♦ Recreational
Homestead Subdivision Acreage

Sheridan, Montana

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Homestead Acreage

Sheridan, MT

Agent comments - One of the best parcels in the Homestead subdivision just outside of Sheridan has a common area with a park and fishing pond with many amenities and public land a few miles away. Have the feel of the country while close to town.

\$59,900.

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Above photo - along irrigation ditch along property boundary.



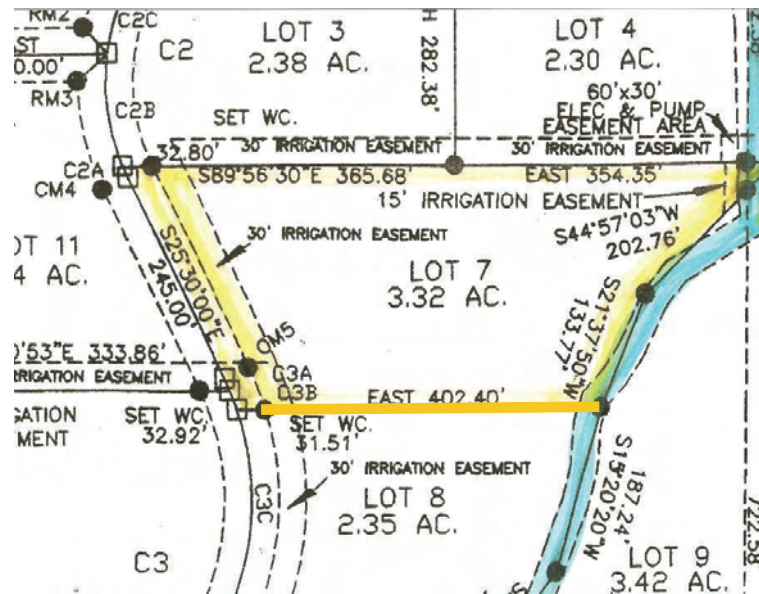
Right photo - Homestead park and fishing pond.

- ◇ Great lot just out of Sheridan with over 3.3 acres.
- ◇ Brook-like irrigation ditch on & bordering property could be landscaped as a babbling brook.
- ◇ Irrigation main line & riser on property. Fiber optic, power & phone to lot.
- ◇ Rural feel yet close to town & pavement. The association maintains the park and fishing pond of the landowners enjoyment.
- ◇ Within a few miles of thousands of acres of Forest Service, affording many recreational opportunities.
- ◇ Close to the Ruby River and excellent fishing!
- ◇ Property taxes for 2011 - \$349.54.





Gorgeous views of the surrounding valley and mountains!



Price: Reduced from \$67,500 Now \$59,900.

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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