

Clear Creek Realty



Residential ♦ Land ♦ Ranch ♦ Recreational

Creek, Pond, Wildlife & Homes on Mill Creek

Sheridan, Montana

For Sale



Mill Creek bisects this property, making it a rare find. There are wonderful views of Mill Creek, mountains and wildlife from both the home and cabin.



- ♦ 12 acres, only 2½ miles from Sheridan with end-of-road privacy, its own acre-sized spring-fed and stocked pond, gardens, pasture and 360° views.
- ♦ Spring-fed, stocked pond, springs & a spring creek in addition to both sides of Mill Creek all host to ducks, geese & other wildlife.
- ♦ Newer two level, log-sided home with a full walkout lower level that opens onto the riparian creek area. Lower level will have a finished bath and the rest is left up to the buyer to finish as desired.
- ♦ Separate 1 bedroom, 1 bath cabin is fully self-contained for use as a great guest cabin or rental.
- ♦ Plenty of versatility with no covenants.
- ♦ Property Tax: 2009 \$3,209.37.

NOW Offered at ~~\$619,000.~~ **\$497,500**

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