

# 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 & 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.

♦ 2011 Property Tax: \$3,096.23.



**\$459,000.**



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