

Clear Creek Realty



Residential ♦ Land ♦ Ranch ♦ Recreational

Turn-Key Ranch Operation !

Sheridan, Montana

For Sale

➤ Over 41 acres in a very private location nestled at the base of the Tobacco Root Mountains.

➤ Newly built three bedroom, two bath home with 2,000 s. f. has an open floor plan and includes large windows, hardwood floors and an upstairs loft that would make a great office/library.

➤ Gravity flow irrigation with wheel line and hand line included. Pastures are fenced and cross-fenced with access to the new 48' x 72' barn.

➤ The large shop includes a separate vet room and an additional 40' x 30' covered hay storage area. Upstairs is a charming one bedroom apartment for guests. Appliances included.

➤ 2011 Property
Taxes: 2,494.05.

\$625,000.

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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.

www.clearcreekmontana.com

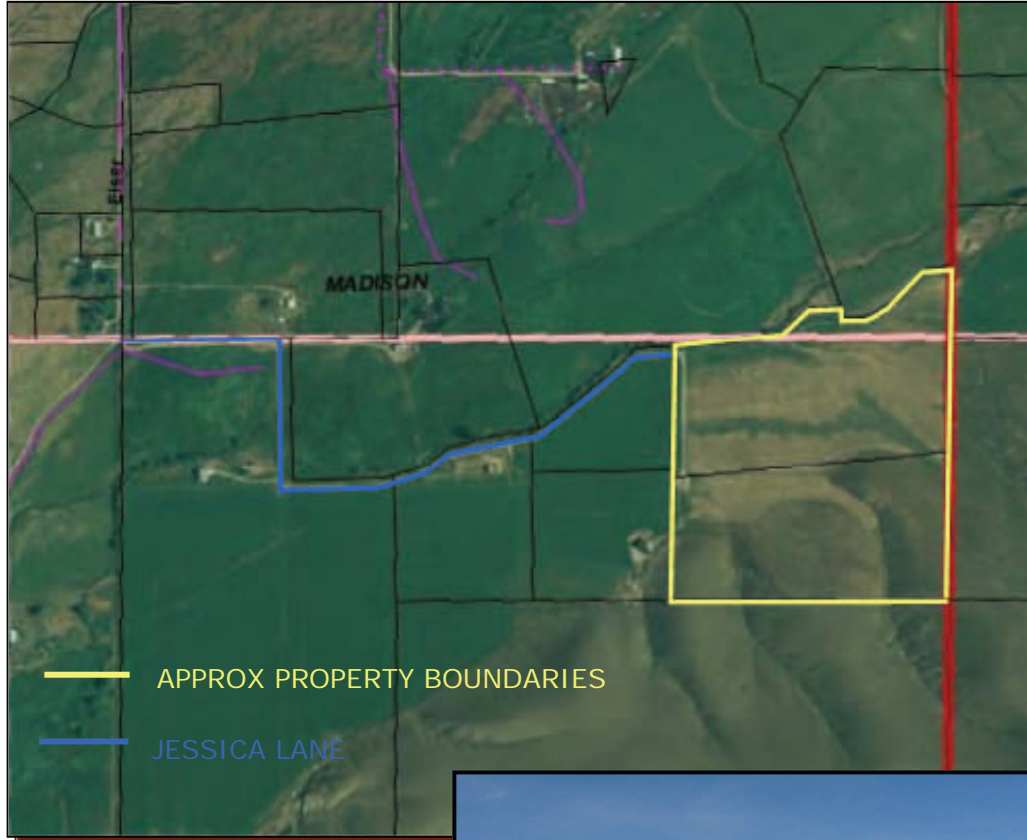
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Note: Aerial map information herein is for reference only and intended to provide a general layout of property offered. This reference map is not guaranteed by Seller, Clear Creek Realty, LLC or its Agents. This offering is subject to errors, omissions, 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.