

# Clear Creek Realty



## Rare Opportunity

Home, Shop, Pasture, Creek  
Located between Sheridan & Twin Bridges

Residential ♦ Land ♦ Ranch ♦ Recreational

Now \$279,000

For Sale

- ✎ Flood irrigated 11.82 acres. Nice pasture & both sides of Wisconsin Creek.
- ✎ 3 bedroom, 2 bath home consisting of a manufactured home with a stick built great room & office totaling 2,560± s. f. Large covered deck w/hot tub.
- ✎ Attached two car garage, large open faced shed & another storage shed.
- ✎ Large (32' x 48') separate insulated shop with wood stove.
- ✎ Beautiful views of creek area & back yard from the great room.
- ✎ Property taxes \$1,131.57 for 2009.
- ✎ Possible commercial use—no covenants—good road signage.



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