

Little Powder Estate
73 HWY 212 EAST
BROADUS, MT
\$595,000

▲ 11+ Acres just 6 miles east of Broadus on paved Hwy 212, surrounded by the Little Powder River, and the confluence of East Fork River on 3 sides.

▲ Large (240' X 65') stocked trout pond feed by Little Powder River

▲ Deer, antelope, turkeys, pheasants, grouse, ducks, geese and great blue herons use the pond

▲ 40' x 50' steel pole barn with insulated bunkhouse to sleep 4

▲ 12' X 30' green house on south end of pole barn

▲ Single story custom stick built 2850 square foot home built in 2006

▲ Attached handicapped accessible garage and home, 4' above the 100 year flood plain

▲ The Most **Ultra Energy Efficient Home** in South East Montana

- 1) 6" side walls with 5 1/2" of foam, with an R-Value of 33 in the side wall
- 2) 12" spray foam on roof interior for R-Value of 72
- 3) 5" crawlspace with spray foam insulated
- 4) Double Pane Argon filled windows
- 5) Maintenance free outside- color lock siding, vinyl windows & trim
- 6) Steel roof and steel one piece rain gutters
- 7) Ground water heat pump for heating and cooling fed by 45 GPM well
- 8) Heat pump is 475% efficient compared to gas, coal or oil at less than 90% efficient
- 9) Free domestic hot water from heat pump during the heating/cooling season
- 10) 100% electric house, winter electric bill \$190, summer \$170, spring/fall \$150
- 11) Garage, cement drive and sidewalk are set up for floor radiant heat
- 12) Huge orchard with over 250 fruit trees on drip system, 2 fenced in gardens
- 13) In-floor heating for garage, driveway and sidewalk (not connected at this time)
- 14) Electric "in floor" heat for tiled kitchen
- 15) 285' soft water well @45 GPM, 1.5 HP **Constant Pressure** Variable Frequency Drive pump
- 16) RO Water purification system w/Hot & Cold dispensed RO water
- 17) Corner whirlpool tub & separate shower in Master Bath
- 18) Full bath w/tub shower combo for guest
- 19) 4 full bedrooms
- 20) 3 season porch with efficient wood burning stove that heats the entire house in winter
- 21) Wrap around deck in back connecting master bedroom to 3 season porch
- 22) Small 12 x 20 bedroom upstairs with private deck on 2nd floor
- 23) Large walk-in pantry (10' X 5')
- 24) Center island kitchen sink w/vaulted ceiling
- 25) Vaulted ceiling in living/entertainment room per-wired for surround sound
- 26) Pan vaulted ceiling in master bedroom, with large 6' x 11' walk in closet
- 27) Custom spiral staircase to 2nd level
- 28) 3 hydrants, one in the back yard, one at the pole barn & one 1/2 way up drive
- 29) House was per-wired for DSL, telephone and cable/satellite
- 30) 200 amp electric service in house

31) 100 amp electric service in shop w/backup generator

2850 sq ft @ (\$150 sq. ft.)Energy efficient home \$427,500

40 x 50 pole barn, bunk house, green house \$ 98,500

Stocked Trout pond feed by artisan well \$ 65,000

11+ acres w/3000+ feet river frontage

with 300+ tree farm and orchard @10K/Acre \$ 110,000

\$ 701,000 SELL PRICE \$595,000