

*2189 Highway 78
Roscoe, Montana 59071*

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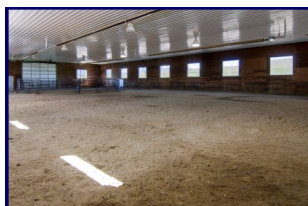


[Google Map](#)



\$599,900

Spectacular Horse Property!



Information herein deemed reliable, however, is not guaranteed. The sale offering is made subject to errors, omissions, change of price and prior sale and withdrawal without notice in accordance with the law. This property is offered without respect to race, color, creed, national origin or familial status.

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The Rosebud Horse Ranch is a complete facility for breeding & training.

LOCATION: On the East Rosebud drainage, two miles downstream or North of Roscoe, Montana. Since everyone says "Where the Hell is Roscoe?" - The property is on Highway 78 twelve miles south of Absarokee and thirty-two miles west of Red Lodge.

Roscoe is at the base of the Beartooth Mountain Range. Red Lodge is an agricultural/resort town on the road to Yellowstone National Park and the Red Lodge Mountain Ski Run. Red Lodge has medical facilities and is a full service community.

IMPROVEMENTS :

- ♦ Modular home with 3 bedrooms, 2.5 baths, 1,926 sq. ft. on a permanent foundation. Woodstove, deck, & RV parking.
- ♦ 160' x 70' indoor arena, insulated, lights, and windows. Stalls in a lean-to style building off the arena. Attached 2 bedrooms, 1 bath apartment with a single car garage.
- ♦ Heated & insulated shop with attached storage area.
- ♦ 16' x 32' pole frame loafing shed with steel siding.
- ♦ Four paddocks all with steel pipe fencing.

ACREAGE: 21.7 acres total adjoining Highway 78 with approximately 15 acres flood irrigated. Two wells on the property.

MINERALS: None

TAXES: \$2,793.67 for 2015.

PRICE: \$599,900

TERMS: Cash to seller.

BROKER COMMENTS: I don't see much that could be improved on as a horse facility. Everything is well kept and in working order.

If you wish to build an executive home, there is a great location and use the existing home & apartment for a caretaker and/or trainers.

