

HUNTLEY RANCH-STYLE HOME ON 92 ACRES
1712 South 8th Road



3144 sq.ft. home on 92.66 acres of choice grassland located only 12 miles east of Billings, MT just south of Interstate 94. This property offers great country living within a short commuting distance to Billings.

89.68 acres of the land has been subdivided into four separate tracts, each with legal access. 2.98 acres is a legal deeded access from County Road 8 South to the property.

Offered by
FENTON ENTERPRISES
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NOTE: Information contained herein has been obtained from sources deemed reliable but cannot be guaranteed. Prospective buyers are advised to verify all information to their own satisfaction.



Kitchen with newer cabinets and appliances. All plumbing, sinks, faucets new in 2008.

Refrigerator/freezer, range, microwave & dishwasher included in the sale.

Floor is imported Italian marble.

One of 3 rock woodburning fireplaces; one in the living room, one in the kitchen/dining area, and one in the basement.

The house has forced-air propane heat and central air conditioning.



Two-car attached garage with cement apron and sidewalk.

The outside of the home is brick.



THERE IS A VERY GOOD GRASS STAND ON ALL OF THE ACREAGE WITH NATIVE SPECIES ON THE HILLS . THE CREEK BOTTOM IS CRESTED WHEAT, BROME AND A LITTLE ALFALFA.



VERY LARGE CEMENT PATIO AREA ON LOWER LEVEL



587 sq. ft. TREX DECK ON UPPER LEVEL

1712 South Road 8, Huntley, MT

The home was completely renovated in 2008 and consists of 4 bedrooms, 2 full baths, one half-bath, living/dining room, kitchen, family room and laundry room.

The upper floor baths, bedroom hearth, & kitchen floors are imported Italian marble. The laundry room & bath floors are ceramic tile. The entry floor is flagstone and the remaining rooms are carpeted.

Well insulated, new heating & air conditioning.

Windows are new or rebuilt.

Water on the property includes 2 wells which feed new 5,000 gallon cistern. Approximately 1 1/2 GPM. The house has a new pump & pressure tank. New 25 GPPM pump for watering the yard. Large water conditioner & reverse osmosis. New hot water tank & new showers & Toilets.

Upper floor—1,847 sq.ft.

Lower floor—1,700 sq.ft.

Garage—537 sq.ft.

Upper level deck—587 sq.ft.

Lower level cement patio - 692 sq.ft

Huntley Project Schools—K thru 12

Taxes—Approximately \$2370

Price—\$399,000..

