



Goulding Creek Rd. Ranch



For Sale

911 Goulding Creek Road - Roundup MT

- Approx. 947.46 acres just minutes from Billings MT, approx. an hour North of Billings.

- Land has a good balance of heavily timbered areas and lush hay meadows.

- HOUSE: Approx. 1,942 sqft home 3 bedrooms, 2 bath, Modular home Built in 2006. Large underground facility that connects the house with the shop.

- Improvements:

- 40X60 Shop, heated and insulated.

- Three water wells and a spring. A solar drilled well piped into an all year round stock tank.

- Developed reservoir fenced and lined.

- Drilled well for home connected to water system.

- Diesel Power back up generator.

- New perimeter fence and crossed fence.

- Wild Life includes Elk, Mule deer, Turkeys, upland birds among others.

- This would make an excellent private hunting retreat.

Brokers Note: End of the road, seclusion offering extreme privacy located just minutes from town. Call broker for your private showing of this one of a kind retreat.

- Price: \$1,579,000.00

www.ubars.net



For Information call:

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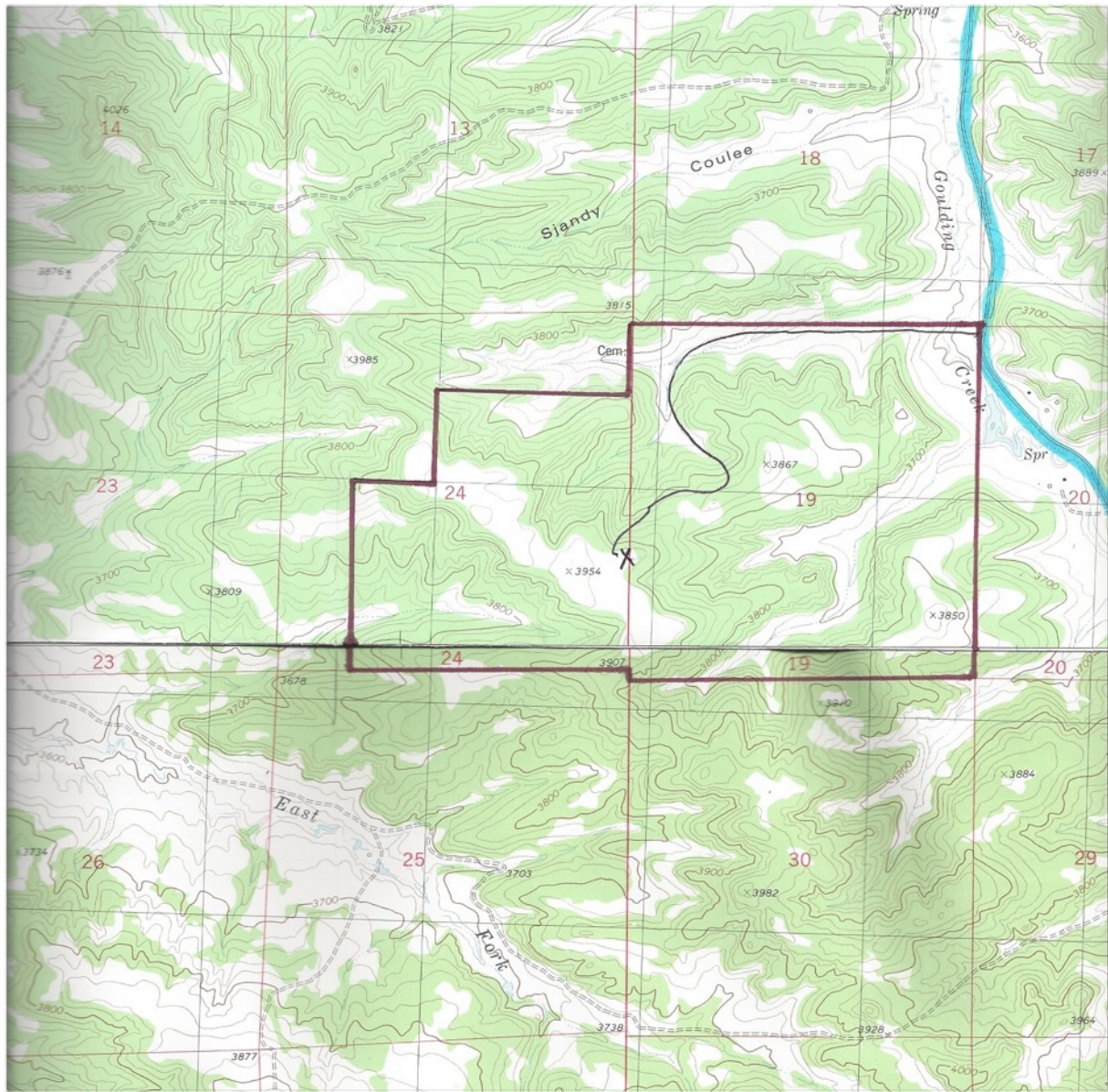
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Aerial Map



Topographic Map



Location Map

