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# ***SPUD'S PLACE***

***Roundup, Montana***

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## Spud's Place

**LOCATION:** 400 West Parrot Creek Road, Roundup, Montana. Google says the property is 11 miles southeast of Roundup. The property lies in Parrot Creek Coulee surrounded by Ponderosa and rimrocks.

**AREA FEATURES:** The rolling hills and pines with outcropping rimrocks are on the property and throughout the Bull Mountains.

**CLIMATE:** Parrot Creek is in the 14—16 inch rainfall area and is moderate in snow-fall. The area is within the Chinook belt and has approximately 120 day growing season.

**WATER:** Parrot Creek is a seasonal creek and can't be depended upon. There are three wells listed, but only two are plumbed and in service. Well 1 is 100' deep and produces 40 gpm. Well 2 is 120' deep and produces 15 gpm.

**IMPROVEMENTS:** 1,008 sq. ft. ranch-style home on cement pad with pine interior. Use as either one bedroom with office or 2 bedrooms and 1 bath. There is gas (propane) heat and a large screened in porch.

Shop: Approximately 40' x 60' - split into two sides. Floor drain, insulated, heated, and cement floors.

Barn & Storage: 24' x 20', one half open. Barn and half enclosed and insulated. All cement floors.

Arena: 200' x 300' outdoor arena with steel fence. Cutting arena 100' diameter, assorted pens, and four acre steel fenced holding pen.

**ACREAGE:** 120 Acres divided into ten equal lots.



**TAXES:** Obtaining

**TERMS:** Cash to seller.

**PRICE:** \$410,000.00

**BROKER COMMENTS:** Peaceful location protected by pines and rimrocks. The buildings, although not elaborate, are very functional and the arena and pens are extremely well built.



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