

Rock Creek Homestead Ranch
72 Creek Junction Lane
Boyd, Montana 59013

Jacob L. Korell



Member:

Landmark of Billings Inc.

1925 Grand Avenue, Ste. 143

Billings, MT 59102

Office: (406) 248-3101

Cell: (406) 698-4600

Jake@MontanaRanches.com

MontanaRanches.com



\$1,895,000

Great two-story home on 164 acres!



- Two-story
- 2 Bedrooms
- 1.5 Bathrooms
- 1,824 sq. ft.—Buyer to verify
- Built in 2009
- Garage: Double attached garage with 2 bedrooms, 2 baths above
- 1,500 SF pole frame building

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.



Additional Features

72 Creek Junction Lane

LOCATION: It is located north of Boyd on Rock Creek.

IMPROVEMENTS: Great two-bedroom home with attached two-car garage and 2 bedrooms, 2 baths, and sitting room above the garage. Large deck off living room with a great view of river bottom and pond.

Detached pole frame building for machine storage and shop use. Built in 2007.

Small gardening building ~ 6' x 14'. Fenced garden area to keep the deer out. All sprinkled. All buildings are in great condition.

ACREAGE: 164.347 deeded acres

ACREAGE BREAKDOWN: 124.26 acres irrigated—both flood and sprinkler. All perimeter fenced. 39 acres of river bottom and building site.

WATER RIGHTS: Water out of Rock Creek. Priority dates to follow.

REAL ESTATE TAXES: \$2,623 for 2012.

COMMENTS: This is truly a one of a kind property. A 3 acre fish pond also provides water for the sprinkler system. Two creeks on the property provide good stream fishing, in addition to the pond. Wildlife is abundant with deer, pheasants, ducks, geese, partridge, and various other species.

PRICE: \$1,895,000

TERMS: Cash to seller.