

MOON CREEK



*Little RANCH IN
THE
HILLS AND PINES*

Offered By
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LITTLE RANCH IN THE HILLS AND PINES



This property consists of +/- 40 acres of grassland interspersed with pine trees. Nearly all the acreage can be grazed.

The beautiful buildings are located on a ridge. There are beautiful distant views and views of surrounding pine ridges and large hills.





This beautiful home is constructed on three levels with total floor size of +/- 3,685 sq. ft.



The first floor of +/- 1,341 sq. ft. contains the large open kitchen (finished in knotty pine), family/recreation room,



living room, and bathroom. The large covered deck is accessed from the first floor and also has outside access.



The second floor of +/- 1,003 sq. ft., contains two large bedrooms, each bedroom has a separate bathroom. A second floor covered deck is accessed from a bedroom to the north. There is a separate stairway to the ground level

to the small lighted fish pond.

The basement is +/- 1,341 sq. ft. The basement walls are constructed of concrete block. It is divided into two rooms. High quality utilities in the basement consist of: reverse osmosis, digital water softener, washer-dryer, nearly new 125 gallon hot water heater, high efficiency forced air propane furnace, and diesel generator for back-up electricity. There is an overhead door providing access to garage space for one vehicle.

There is a +/- 40' X 70' pole building of quality construction. The walls and roof are covered with steel sheeting. There are two large 14' sliding doors and one 9' overhead door. The building could be easily divided by horse stalls with room for feed storage and equipment.



and prairie dogs.

These hills, in this area, are home to mule deer, whitetail deer, antelope, sharptail grouse, sage grouse, bobcat, and the occasional mountain lion passes through. For the varmint hunter there are coyotes, fox



The owner is including many personal property items that are useful in the operation and management of the property including the pictured Allis Chalmers tractor, loader, and John Deere brush mower. The personal property items included in the sale price make this a nearly turnkey home and property purchase.

Asking price is \$320,000.00.

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