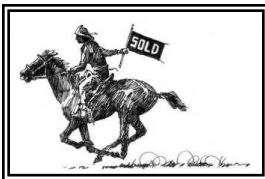


Vesbach Place 3749 Upper Road

Hardin, Montana



For additional details, contact:

RICHARD L. GROSSKOPF
Broker / Owner

Member—Landmark of Billings
1925 Grand Avenue, Ste. 144,
Billings, MT 59102

Office: (406) 248-3101
Cell: (406) 860-1512
Fax: (406) 248-1633

E-mail:
[dick\(at\)montanaranches.com](mailto:dick(at)montanaranches.com)



Vesbach Place ~ 3749 Upper Road

LOCATION: Seven miles north of Hardin, MT off Highway 47, 1.5 miles west. The home overlooks the Big Horn Valley out of the valley. Two miles north of Fort Custer Golf Course and two miles west of Grants Marsh Fishing Access.

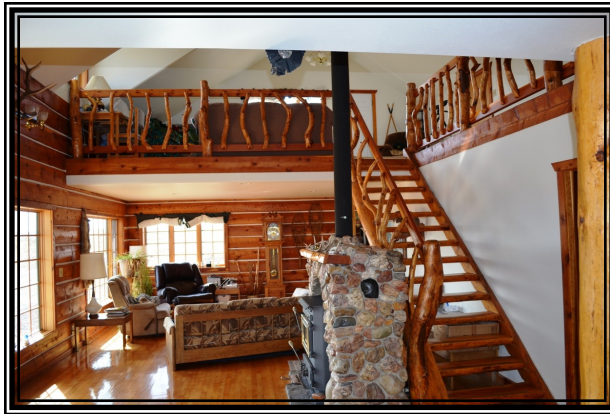
The home is 27 miles south of I-94 at Custer, 7 miles north of I-90, and 50 miles from Billings.

This area features world class fishing and the Big Horn National Recreation area.

IMPROVEMENTS:

Beautiful custom built log veneer home:

- Log veneer is 2' x 10' Douglas Fir plank custom sawn with 2' x 6' frame fully insulated and 1" x 10' Douglas Fir inside.
- Back wall is structural insulated panels of Styrofoam in concrete.
- 2,528 sq. ft. of living space with 3 bedrooms, 2 baths, large open living room, kitchen & dining area, family room, and sewing room.
- Entire home has been heated many winters with the coal/wood fireplace, but also supplemented with radiant floor heat under the maple flooring.
- Included is a water softener and RO system on a 100' well averaging 12 gpm.
- Oversized double attached garage fully insulated.
- 30' x 40' steel sided shop insulated and finished inside, on concrete floor.
- 24' x 42' open front storage, steel siding.



ACREAGE: 89.9 acres subdivided into four parcels. 58 acres in CRP with nine years remaining with an annual income of \$1,844. The 28 acre parcel furthest west has an active spring.

TAXES: \$1,610.00

PRICE: \$495,000.00

BROKER COMMENTS: The property and its improvements are all first class. The owners have their finger prints on every last board in the house, rock in the fireplace, trees in the landscaping. Everything is well planned and impeccably maintained.



NOTICE: The information contained herein has been supplied by the owner to LANDMARK REALTORS and/or compiled by LANDMARK REALTORS from other sources believed to be reliable. All information contained herein is not guaranteed to be accurate, and the reader of this brochure should independently verify all such information, particularly the number of acres involved, the classifications of those acres, carrying capacity, estimates of production or yields, water rights, etc.