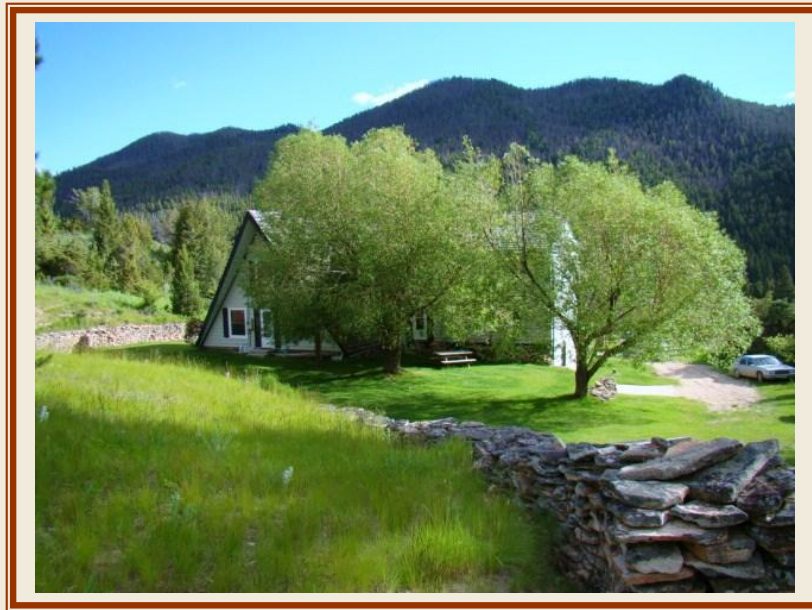


# GREENHORN RANCH



**Helena, Montana 59602**

**CENTURY 21 HR RANCHES**

Tara Petersen ~ Sales  
406-865-0244



## ***Features and Facts***

- ❖ 30+- Deeded Acres, Parcel A and 108+-Deeded Acres, Parcel B
- ❖ 120+- BLM Acres
- ❖ 30+- Forest Service Acres
- ❖ All Parcels are contiguous
- ❖ Irrigation Rights
- ❖ 4 Bd 3 Ba Home
- ❖ Approximately 2693 sq ft of living space
- ❖ 2 Car tuck under garage
- ❖ 2 High production Springs and a pond on the deeded property

- ❖ Original Homestead on the property ~ It would make a great hunting cabin!
- ❖ Out buildings
- ❖ Current owner runs up to 55 AU's, on all parcels of property
- ❖ All fenced
- ❖ Potentially up to 20+- acres of irrigated hay ground
- ❖ Timber and Grass lands
- ❖ Deer, Elk, and an occasional Moose inhabit the property

## ***Price***

- ❖ Asking price: \$510,000 for the 30 acres and lease ground
- ❖ \$710,000 for all parcels of ground totaling 288+- Acres



*Approximately 12 miles Northwest of Helena, Montana*



*Excellent Smaller Cattle or Horse Ranch*

