

THE RIVERSIDE \$300,000



1125 RIVER RD, TOSTON, MT

- 89.7 DEEDED ACRES
- 50% MINERAL INTEREST
- ABUNDANT WILDLIFE
- FANTASTIC GRAZING LAND
- Unique Features: Spring centered on property, many wonderful building sites, great views, borders State Land, near the Missouri River

FOR MORE INFORMATION PLEASE CONTACT KEVIN WETHERELL AND REFER TO CMP#2-279890H



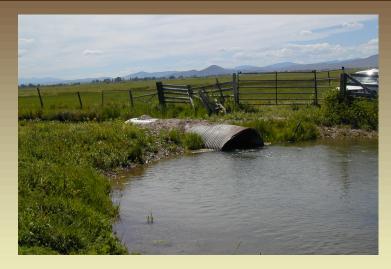
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THE RIVERSIDE IS LUSH AND GREEN. GREAT FOR GRAZING LIVESTOCK, HUNTING, OR BUILDING A HOME. A SPRING ORIGINATES IN THE CENTER OF THE PROPERTY. THE PROPERTY BORDERS A STATE LAND SECTION THAT COVERS A FEW HUNDRED FEET BETWEEN THE MISSOURI RIVER AND THE PROPERTY. ELK, DEER, AND GAME BIRDS FREQUENT THE PROPERTY.

ADDITIONAL PROPERTY INFORMATION

ACRES: 89.7 +/-

Tax SUID: 7000961

LEGAL: N2NE4 IN S17, T5 N, R2 E

GEOCODE: 43139317101010000

ROAD/ACCESS: COUNTY

WATER: SPRING

MINERAL RIGHTS: 50%

PRIMARY LAND USE: HUNTING/ GRAZING

PERSONAL PROPERTY INCLUDED: NONE

