



# THE RIVERSIDE

## \$ 300,000



**1 125 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

## \$ 300,000



**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**

