

# HORSE PROPERTY



## LARGE HOME AND BARN ON 38 ACRES WITH YEAR-AROUND LIVESTOCK WATER

Irrigation water rights  
 Springs furnish year-around livestock water  
 Located on a good gravel road close to town  
 Close to fishing access on the Yellowstone River  
 Garden area

### HOME

- 4000+ sq.ft. on two levels including walk-out basement with large windows
- 3 bedrooms, 3 bathrooms, office, family room, open living/dining/kitchen w/vaulted ceiling, bonus room
- Hickory cabinets, antique oak fireplace
- 3-car attached garage completely finished & heated
- Propane heat, central air conditioning
- Surround sound, security system
- Tile, hardwood & carpet on floors
- Large deck on main floor, patio off lower level
- Huge closets, lots of storage
- Central vacuum system
- Rock trim
- Large lawn with underground sprinklers

### BARN

- 3 metal stalls with automatic waterers
- Tack room with extra storage loft
- Attached metal corrals with automatic waterers
- Large doors with openers

Offered by  
 FENTON ENTERPRISES  
 Ward Fenton, Broker 406-967-2850  
 Danny Fraser 406-373-5140  
 Heather Pfancook 406-697-3353  
 Merle Aus 406-687-3628

NOTE: Information contained herein has been obtained from sources deemed reliable but cannot be guaranteed. Prospective buyers are advised to verify all information to their own satisfaction.

Broker owned.

**Price: \$595,000.**



