



MOOSE TO GOOSE RANCH

\$ 2,450,000



8278 HIGHWAY 287, TOWNSEND, MT

- 1 BEDROOMS/ 1 BATHS
- 784 SQ FT
- 330± ACRES
- UNIQUE FEATURES: MISSOURI RIVER FRONTAGE, ENHANCED LAND ATTRACTS VARIETY OF WILDLIFE, RIVERFRONT CABIN

FOR MORE INFORMATION PLEASE CONTACT KEVIN AND REFER TO CMP#2-279050H



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LEWIS & CLARK DISCOVERED IT FIRST. THE MOOSE TO GOOSE RANCH IS EXTREMELY WELL SITUATED & PRIVATE 330 ACRES WITH OVER 2 MILES OF MISSOURI RIVER OFFERING WORLD CLASS ANGLING FOR RAINBOW AND BROWN TROUT. THE ENHANCED LAND & WATER FEATURES ATTRACT A HUGE NUMBER OF UPLAND BIRDS AND WATERFOWL TO THE PROPERTY. WHITETAIL DEER AND ELK ESCAPING THE PRESSURE OF HUNTING THE ELKHORNS CAN BE SPOTTED FROM THE WELL HIDDEN BOONE AND CROCKETT STAND. THE WELL FINISHED RIVERFRONT CABIN IS PERFECT FOR RELAXING AND THE LARGE WELL-FINISHED SHOP HOUSES SUPPLIES, TOOLS & TOYS. THE SELLER HAS CHAMPION FIELD TRIAL RETRIEVERS TRAINED USING FEATURES & COURSES ON THE PROPERTY.

ADDITIONAL PROPERTY INFORMATION

IMPROVEMENTS - RESIDENCE:

SQUARE FOOTAGE: 784

BEDROOMS: 1

BATHROOMS: 1

YEAR BUILT: 2006

WATER: 2 WELLS; 60 FT / 25 GPM

SEWER: PRIVATE SEPTIC SYSTEM

HEAT SOURCE: GAS FIREPLACE

APPLIANCES INCLUDED: RANGE, RANGE HOOD, REFRIGERATOR

GARAGE: THREE CAR DETACHED

ROOF: METAL

FOUNDATION: CONCRETE

TERMS: CASH

ACRES: 330±

TAXES: \$1,180 / 2010

LEGAL: LENGTHY—PORTIONS OF SEC. 21 & 28
IN T6N, R2E

GEOCODE: 43149521204010000

CCR'S: No

WATER FRONTAGE: MISSOURI RIVER—2+
MILES FRONTAGE