



SPRINGTIME RANCH

\$1,200,000



ULM, MT

- MISSOURI RIVER FRONTAGE
- BORDERS PRIVATE LAND
- EXCELLENT FISHING AND HUNTING OPPORTUNITIES
- CONVENIENT TO GREAT FALLS
- 79.82 ACRES

FOR MORE INFORMATION PLEASE CALL 1-800-577-3013 AND REFER TO CMP #0-273113M 

CLEARWATER MONTANA PROPERTIES, INC.

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SPRINGTIME RANCH

\$1,200,000



THE SPRINGTIME RANCH IS COMPRISED OF 79+ ACRES OF PRISTINE HUNTING HABITAT. 30+ ACRES ARE WOODED AND DEEP GRASS ALONG WITH 49+ ACRES OF WILD HAY LAND THAT WOULD BE AN EXCELLENT FOOD PLOT AREA. WILD TURKEYS, WHITETAIL DEER AND WATERFOWL INHABIT THIS RANCH AS WELL AS VARMINTS OF ALL KINDS. THE PRISTINE MISSOURI RIVER FLOWS ALONG THIS PROPERTY PROVIDING AMPLE OPPORTUNITY FOR FISHING IN MONTANA'S PREMIER BLUE RIBBON STREAM. THE COZY LOG CABIN LOCATED IN THE MIDDLE OF THIS RANCH COMFORTABLY SLEEPS 4 TO 6 PEOPLE FOR THIS HUNTING PARADISE.

ADDITIONAL PROPERTY INFORMATION

ACRES: 79.82

TAXES: \$441/2008

**LEGAL: T19N, R1E, S24, TR C COS #4525,
LT 2 & IN LT 1 Mk 1A 79.82 AC**

GEOCODE: 02289024401010000

WATER FRONTAGE: MISSOURI RIVER

CCR'S: No

HOA DUES: No

SEPTIC APPROVED: INSTALLED

**OTHER PERTINENT INFO: WELL TO BE
INSTALLED BY BUYER**

TERMS: CASH

IMPROVEMENTS - RESIDENCE:

SQUARE FOOTAGE: 10 X 20

ROOMS: 1

BATHROOMS: 1

YEAR BUILT: 2007

WATER: No

SEWER: PRIVATE SEPTIC SYSTEM

UTILITIES: NONE