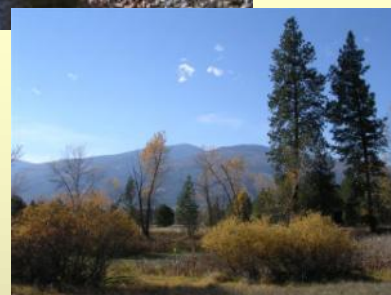
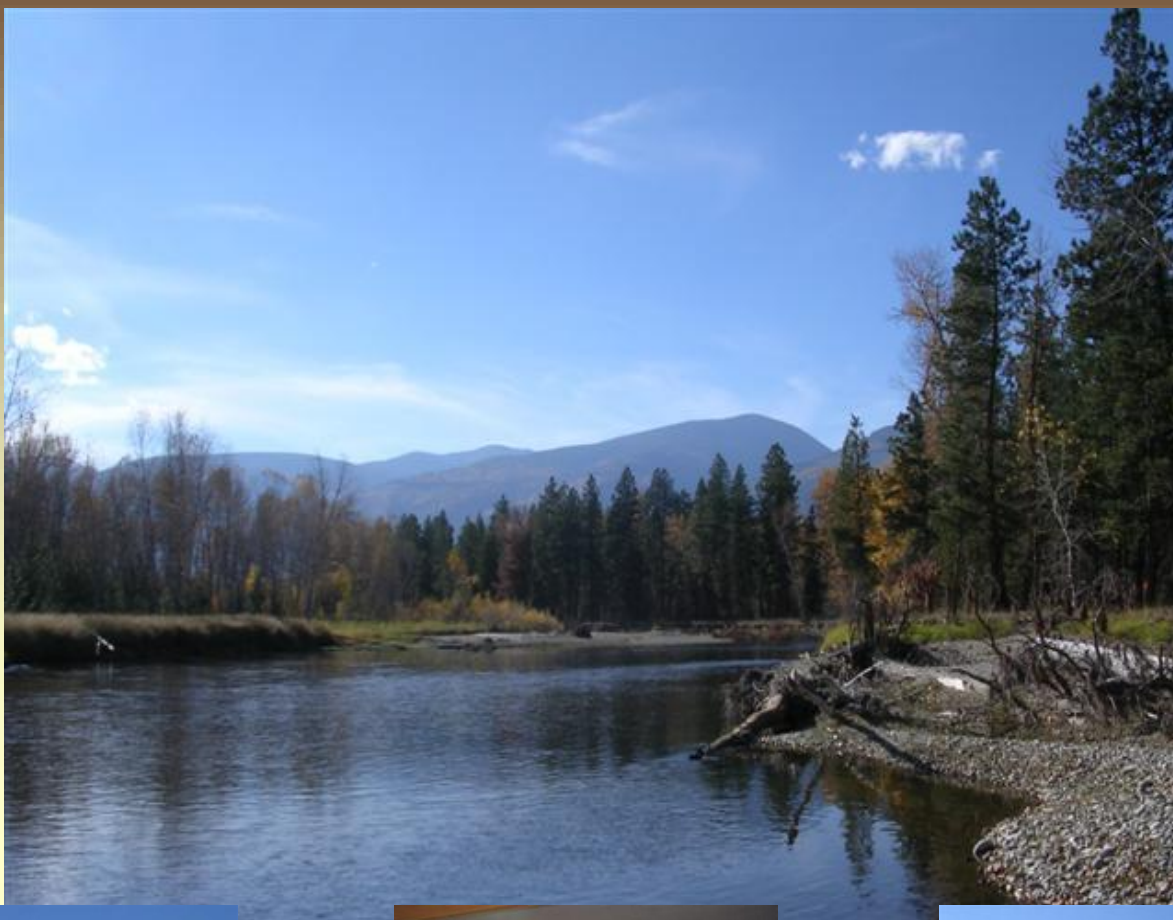




FEATHERHORN RANCH

\$1,950,000



3800 E CARLTON CREEK ROAD, FLORENCE, MT

- **328 +/- DEEDED ACRES; 298 +/- ACRES PRESERVED WITH A CONSERVATION EASEMENT**
- **PRIMARY RESIDENCE: 3 BEDROOMS/2 BATHS, 2,100 SQ FT**
- **UNIQUE FEATURES: OVER 1 MILE OF BITTERROOT RIVER FRONTAGE, IRRIGATED PASTURES, LUSH MEADOWS, 12 MILES TO MISSOULA**

FOR MORE INFORMATION PLEASE CONTACT JOHN AND REFER TO CMP#123456M



PRESENTED EXCLUSIVELY BY: JOHN HORTON, BROKER
JOHN@CMPMONTANA.COM

CLEARWATER MONTANA PROPERTIES, INC.
5225 WEST BROADWAY, SUITE 21, MISSOULA, MT
MOBILE 406-550-7300 OFFICE 406-721-5300

WWW.CMPMONTANA.COM * WWW.CABELASTROPHYPROPERTIES.COM

Participating with
Cabela's TROPHY PROPERTIES
www.CabelasTrophyProperties.com



FEATHERHORN RANCH

\$1,950,000



WITH OVER A MILE OF BITTERROOT RIVER FRONTAGE THIS 328+/-ACRE RANCH IS ONE OF THE LAST LARGER RIVERFRONT PROPERTIES LEFT IN THE BEAUTIFUL BITTERROOT VALLEY OF WESTERN MONTANA. AMENITIES INCLUDE: SOME OF THE BEST FLY FISHING WATER IN WESTERN MONTANA INCLUDING A SPRING CREEK; IRRIGATED PASTURES AND LUSH MEADOWS FOR THE HORSES; A VERY NICE 3 BEDROOM 2 BATH REMODELED RANCH HOUSE; HOME TO WHITETAIL DEER, TURKEYS AND WATERFOWL; SUPERB RIVER FRONTAGE WITH THE SNOWCAPPED PEAKS OF THE RUGGED BITTERROOT MOUNTAINS AND THE PROPOSED BITTERROOT RESORT FRAME THE BACKGROUND OF THIS SPECTACULAR RANCH. THIS RANCH IS PRIVATE WITH EASY ACCESS TO ALL THE AMENITIES IN MISSOULA JUST 12 MILES AWAY. 298 +/- ACRES PRESERVED WITH A CONSERVATION EASEMENT, THIS SPECIAL RANCH IS A HAVEN FOR THE MONTANA MOUNTAIN LIFESTYLE.

ADDITIONAL PROPERTY INFORMATION

**ACRES: 328 +/- ; 298 +/- ACRES PRESERVED
WITH A CONSERVATION EASEMENT**

TAXES: \$2,083/2008

**LEGAL: GOVERNMENT LOTS 3 & 4 IN SEC 30,
T11N, R19W. GOVERNMENT LOT 2 IN SEC 31,
T11N, R19W. LOT 1 IN SEC 31, T11N,
R19W. S2 & N2 IN SE4 OF SEC 25, T11N,
R20W. PARCELS 00C, 00D, 00E, OF COS
156 IN NE 4, SEC 36, T11N, R20W.**

GEOCODE: 04197536101030000

ROAD/ACCESS: COUNTY ROAD

**WATER: IRRIGATED PASTURES, OVER 1 MILE OF
BITTERROOT RIVER FRONTAGE**

**PRIMARY LAND USE: HORSES, HUNTING,
FISHING**

**PERSONAL PROPERTY INCLUDED: RANGE,
DISHWASHER, REFRIGERATOR AND WINDOW
TREATMENTS**

IMPROVEMENT-MAIN RESIDENCE:

SQUARE FOOTAGE: 2,100 SF

BEDROOMS: 3

BATHROOMS: 2

YEAR BUILT: 1975

WATER: WELL

SEWER: PRIVATE SEPTIC SYSTEM

GARAGE: DOUBLE DETACHED