

# 708 Tusler Rd., Kinsey MT

**\$665,000**

Taxes are \$1,985/yr.

Kinsey water \$700/yr.



**Dave Smith, Agent**

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This is one of a kind property with a beautiful custom home with a new metal roof and freshly repainted in 2016, a pole barn and a shop that all sit on 63+/- acres. With over 400 ft. of Yellowstone River frontage it is a hunting paradise with, ducks, geese, grouse, pheasants, white tail and mule deer. Currently the owner has a 5 horse irrigation system that pumps out of the Yellowstone River to supply a reel that has 400 ft. of 3 inch irrigation hose with 100 ft. traveling water gun on a tripod stand for irrigating pasture land. Grazing includes 40 acres with electric cross fences; each pasture has access to corrals for easy gathering of livestock. One pasture has a reservoir for watering livestock. Another pasture has flood irrigation from the association. The pastures also contain mature Russian olive and cottonwood trees good for winter wind breaks.

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Outside there is a 24'x55' pole barn with pens, a great set up for horses. The 1500 sq. ft. shop has new siding and a new steel roof, work bench, and a 18'x28' concrete slab to park your trailers. The transferable water rights date back to 1898 for the 53 acre ft. of irrigation rights to the Yellowstone River, providing for 18 irrigated acres from the Kinsey Water Association District, that averages over 5 ton per acre of alfalfa hay each year.



The kitchen is the jewel of the home, and features stainless steel appliances, including a Viking 6 burner gas range, custom cabinetry and recessed lighting. A large island houses a salad sink for extra prep area, and additional storage. The open floor plan includes a large dining area and living room. Sliding doors give you access to the 500 sq. ft. deck with a "we're in the country" view. Also on the main floor is a grand master bedroom with private bath and large closets. A spare bedroom and an additional bathroom complete the floor, which comes in at 2,300 sq. ft. The downstairs area is a daylight basement, 1150 sq. ft., with 3 additional bedrooms, one more bathroom, office, 2 storage rooms and a large rec room with a gas burning stove. A bonus is the small 300 sq. ft. kitchen and full bathroom off of the 2 car garage with new laminate floors great for canning with an electric stove, refrigerator and sink for warming up your calves in the spring.

