



## MT Ranch & Home Real Estate

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### Property Sub-Type: Single Family Residence

|                              |               |                                     |                   |                                  |            |
|------------------------------|---------------|-------------------------------------|-------------------|----------------------------------|------------|
| <b>Total Sq. Ft.:</b>        | 1,100         | <b>Finished Sq Ft Basement (B):</b> | 0                 | <b>Total Sq Ft Basement (B):</b> | 0          |
| <b>Sq Ft Main Level (M):</b> | 1,100         | <b>Sq Ft 2nd Level (2):</b>         | 200               | <b>Sq Ft 3rd Level (3):</b>      | 0          |
| <b>Sq. Ft. Source:</b>       | Agent Source  | <b>Year Built:</b>                  | 1998              | <b>Lot Acres:</b>                | 32.26      |
| <b>Style:</b>                | Cabin         | <b>Total Bedrooms:</b>              | 1                 | <b>Total Bathrooms:</b>          | 1          |
| <b>Total Rooms:</b>          |               | <b>Total 3/4 Baths:</b>             | 0                 | <b>Total Half Baths:</b>         | 0          |
| <b>Total Full Baths:</b>     | 1             | <b>Garage Type:</b>                 | Detached          | <b>Garage Description:</b>       | Shop       |
| <b>Waterfront:</b>           | Non-Navigable | <b>Waterfront Name:</b>             | Musselshell River | <b>Waterfront Footage:</b>       | 1093       |
| <b>HOA:</b>                  | None          | <b>HOA Dues Amount:</b>             | 0                 |                                  |            |
| <b>City Limits:</b>          | No            |                                     |                   |                                  |            |
| <b>Covenant:</b>             | No            | <b>Zoning:</b>                      | County            | <b>Taxes:</b>                    | 884.92     |
| <b>Tax Year:</b>             | 2021          | <b>School District:</b>             | District No. 1    | <b>Assessor Number:</b>          | 2054000000 |

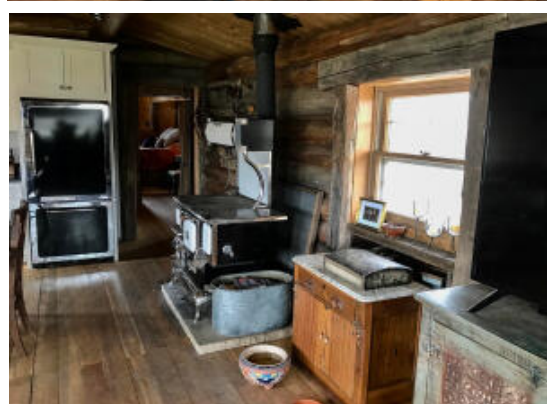
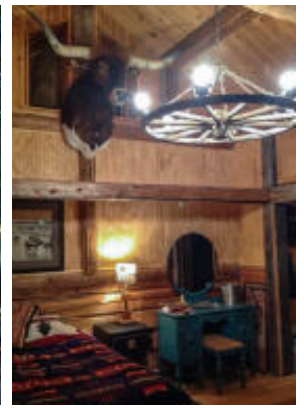
**Public Remarks:** The property consists of 32.26 +/- acres bordering the Musselshell River. It has a great stand of shelter, irrigated hay/pasture, fenced and cross fenced. The custom one-bedroom, one-bath cabin is secluded on the property. With access along Highway 12 E, there are many opportunities for this location. With excellent pasture and hay, a cattle or horse producer will have an outstanding start. The buyer with privacy and recreational opportunities in mind will want to take a look! This smaller ranch allows the part-time owner a chance to winterize and leave during the winter months or anytime without worry. LOCATION: The Golden Valley County seat is in Ryegate, Montana, 1.5 miles from the property. Grain elevators, a great school system and many farms and ranches are a major plus. All are close to this town with a population of 234+-. The area is known for great hunting, from elk to game birds. Hunters travel miles to recreate the surrounding area. Harlowton, Montana is 30 miles, like Ryegate, this is a strong agriculture community with a long history of cattle, and wheat production. Billings, Montana is a short trip at 60 miles. There is a commercial airport and all amenities that a large town has to offer. ACREAGE: The property consists of 32.26 +/- acres bordering the Musselshell River. It has a great stand of shelter, irrigated hay/pasture, fenced and cross fenced. The custom one-bedroom, one-bath cabin is secluded in the trees, and a full RV hookup is located near the shop.

### Agent Owned: No

|  |   |  |
|--|---|--|
| <b>Utilities:</b> Electric, Internet, Septic System, Well  | <b>Roof:</b> Composition  | <b>Exterior Features:</b> Deck, Fence, RV Hookup, RV Parking |
| <b>Road Surface:</b> Gravel                                | <b>Foundation:</b> Poured Concrete                                  | <b>Interior Features:</b> Vaulted Ceilings, Wood Cook Stove  |
| <b>Road Frontage:</b> City Street                          | <b>Basement:</b> Crawl Space  | <b>Possession:</b> Closing                                   |
| <b>Views:</b> Meadow(s); River/Stream/Creek                | <b>App./Equip. Included:</b> Propane Tank: Own, Range, Refrigerator | <b>Fencing:</b> Barbed Wire, Cross, High Tensile Woven       |
| <b>Surface Water:</b> Water Description: Musselshell River | <b>HVAC:</b> Gas Forced Air   | <b>Trees:</b> Meadow/Tree Mix                                |
| <b>Construction:</b> Log                                   | <b>Special Features:</b> Horse Property, Irrigation                 |  |
| <b>Siding:</b> Log   |   |  |













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