

726 Tongue River Rd. Miles City, MT

Upgrades to Home:

- Fresh paint throughout the entire interior of the house
- Additional blow-in attic insulation
- Remodeled Master Bathroom:
 - Walk-in Steam Shower
 - Dual Head & Body Sprayer
 - Jacuzzi Tub
 - Tile
- His and Hers Walk-In Master Closets
- (2) Tankless Water Heaters
- Asphalt shingle roof - 2 years old
- All new water hydrants and underground lines (x 6)
- Wiring, water and gas supply for future greenhouse
- Power outlets @ each water hydrants for tank heaters
- Exhaust system for BBQ in finished porch.
- Subzero fridge/freezer
- Stamped concrete in back of home
- Fish Tackle room East side of house
- New well at hay yard with portable water - less than 2 years old
- (2) 1,000 gallon propane tanks - 2 years old

AMENITIES:

- Tree Lined driveway
- River Front Property
- Heated Pool
- Spa, Sauna and Bar in Game Room
- Finished patio with A/C and heat
- Root Cellar
- 11 garage spaces (42x75, 24x57, 16x19)
- Shop garages have metal roofing
- Shooting Range
- Outhouse
- Wolf appliances - 2 ovens and range
- Lasko Dishwasher
- 1st guest cabin (18x12)
- 2nd guest cabin (14x18)
- Clothesline
- Brick Pavers
- Laundry room Pre-plumbed for sink
- Built in storage AND exterior storage rooms attached to the home.
- Backyard Firepit
- Split rail white fencing
- Wildlife frequents the property
- Lighted Riding Arena
- Pheasant/Bird Coop, 8x12 Fenced
- 40x16 open face livestock shelter with lights and electrical outlets
- 24x10 insulated 2 stall horse barn enclosed with power, electrical outlets, and lighting
- Outdoor Pantry
- Shuffleboard Area

SHOP/MEAT PROCESSING FACILITY:

- 5,000 square foot metal building with turn key meat processing facility
- *Half of the facility is roughed in for a 2 bedroom, 3 bathroom living quarters with arctic entry.*
- State approved processing for custom exempt
- Septic specific for the shop/facility is only 2 years old
- Shared well with the home
- Spray foam insulation
- *Contents of processing facility considered with each offer*

EXCLUDED:

- Portable Shed
- Portable Chicken Coop by main house
- Open faced cow shed
- (1)-1,000 gallon propane tank between house/shop
- Back-Up Generator
- (1)-500 gallon propane tank next to generator
- Chain link fence in front yard
- Fuel tanks
- Squeeze Chute
- Temporary Corals
- 12x12 free standing freezer that will soon be in the back of meat processing facility (of note: the large walk for the business will remains with property, along with an additional 8x8 freezer).
- Craft cabinets in storage room
- Mounts in meat processing facility