



The Book Outfit

56602 Gribben Road, Custer, MT 59024

\$2,750,000.00



For additional details, contact:

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The Book Outfit

LOCATION & ACCESS: The Book Outfit lies less than forty miles northwest of Billings, MT, in Yellowstone County, overlooking the Yellowstone River Valley. Just west of the small community of Custer, MT, which namesake comes from General George Armstrong Custer, who was killed in the year 1876 during the Battle of the Little Big Horn.

The Book Outfit can be accessed from Exit 36 off Interstate I-94 then east on Gribben Road for less than a mile.

AREA FEATURES: The Book Outfit is conveniently located and situated in among the sandstone rims, pine tree covered grassy ridges overlooking the Yellowstone River Valley to the north and just to the east a few miles lies the Big Horn River Valley, two of the West's greatest rivers providing World Class Hunting & Fishing at your finger tips. Billings, MT, less than forty miles to the southwest not only Montana's largest city, also the county seat for Yellowstone County.

Billings has one of the largest trade areas in the United States. Two of the largest hospitals in the region, an expanding international airport, the region's largest livestock & commodity markets. "Billings Has It" exceptional shopping, entertainment & cuisine!

ELEVATION: 2,900' - 3,100'

CLIMATE: Annual precipitation is between 13-14 inches.

IMPROVEMENTS:

- ◆ Conventional home built in 1999, 3,224 sq. ft. with
 - full basement with walk-out
 - 3 Bedrooms
 - 3 Bathrooms
 - Double attached garage
 - Covered storage off garage
 - Cement patio with hot tub

- ◆ Shop, built in 2007, 32' x 64', finished heated shop, power & 220, water, toilet, and sink. Two 12' electric rollup doors.

- ◆ **ADDITIONAL HOME SITE:** Equipped with power, well, septic.

- ◆ Machine storage, 30' x 50', built in 1999, 10' x 20' storage with power, Storage shed.

ACREAGE: 592.62 Acres: perimeter fenced, several small hay meadows perfect for wildlife feed.





WATER: Two wells: 1—12 gpm, 1—8 gpm, 1—spring, & Automatic Creek (seasonal drainage)

WATER RIGHTS & MINERAL RIGHTS:

- ◆ All water rights associated with the property will be transferred.
- ◆ All mineral rights that sellers own will convey.

TAXES: \$3,240.14 for 2022.

PRICE: \$2,750,000

BROKER COMMENTS: 592.62 Acres. A private end of the road setting less than forty miles northeast of Billings, MT. A diverse terrane property, large rim rock outcroppings, pine covered ridges, grassy parks & meadows. Main house & shop nestled into the rims overlooking the meadows and up the Automatic Creek drainage. Relax on the covered front patio & enjoy the locals, elk, deer, turkeys, and upland birds. Additional homesite available with water, power, and septic in place. Whether you are looking for your Montana Retreat property or ranch & hunting get away, The Book Outfit is sure to please. A Must See!



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