

7360 GANT RD



\$525,000

Property Features

12 + acres situated in the Yellowstone Driftless area.

Oak Savannah, Hickory Shagbark & Walnut trees
Land entirely fenced & divided into three separate areas

Two animal enclosures

Potting shed / chicken coop

Stream on property

2 large outbuildings with amenities

Beautiful stone fireplace in living room

Keystone Soapstone wood stove in kitchen

Barn wood accent walls in dining area

Granite kitchen countertops

Oak hardwood floors, trim & panel doors

Mudroom with wash tub

Retractable patio awning

Tree house

*Seller is leaving seasoned firewood & brush pile,
all fencing & gates

Outbuilding #1 Features

54'x12' Storage area with built in shelves
Concrete floors, hydrant, wood burning stove,
100 amp service with 60 amp breaker, (1) 220 outlet

52'x11' Upper loft with wood burning & electric heat, plywood floors, insulated windows,
15'x12' walkout deck with staircase to ground

Outbuilding #2 Features

Built in 2020 - Approx.

Storage Area 36' 6"x 26' 6"

Electric, gravel floor

Overhead doors 12'x12' & 10'x10'

Service Door 32" Wide

Lean-To Area 38' 4"x 16' 7"

Recreational Opportunities in the Area

Yellowstone Lake State Park & Yellowstone Shooting Range

The Driftless area

Cheese Country & Pocatonia Trail - ATV/UTV friendly township

