

HOUSE & ACREAGE FOR SALE

7565 N Cottonwood Road | Hardin | MT | 59034



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33.297 Acres +/- Irrigated located 8 miles north of Hardin, MT. 50 miles to Billings, MT. Land borders State Land / Grant Marsh Wildlife Management Area providing recreation access to the Big Horn River. Boat launch into the Big Horn River at the end of Grant Marsh Loop.

Other Improvements: Large Shop with finished loft office, Apartment—1 Bed, 1 Bath—Rents for \$1,000 month to month), Barn—Corrals, perimeter fenced, cross fenced, and END OF THE ROAD PRIVACY!

- One-Level Rancher
- 2,112 Sq. Ft. ~ Buyer to verify!
- 3 Bedrooms
- 2 Bathrooms
- Built in 2003
- Custom Sauna Building
- Lot Size: 33.297 Acres
- MLS #343816



\$849,000

Information herein deemed reliable, however, is not guaranteed. The sale offering is made subject to errors, omissions, change of price and prior sale and withdrawal without notice in accordance with the law. This property is offered without respect to race, color, creed, national origin or familial status.



Main Floor: 2,112 sq. ft.

- Living room ~ vaulted ceiling, fireplace insert, carpet
- Dining room ~ ceiling fan, vaulted ceiling, wood stove
- Kitchen ~ all appliances, combo, Oak, island, recessed lighting
- Master Bedroom ~ bath, carpet
- Two bedrooms ~ carpet / Full bath
- Utility room ~ mud room, cupboards, 220 hook-up

Additional Features:

- Heat ~ propane / Cooling ~ central
- Water ~ well / Sewer ~ septic tank
- Barn, corrals, loafing shed, shop with loft office & 1 bed, 1 bath apartment
- Lot Size ~ 33.297 acres irrigated, perimeter fenced & cross fenced
- Taxes ~ \$3,486 for 2023
- Schools ~ Hardin



Sauna



Shop



Shop—Loft Office



Apartment

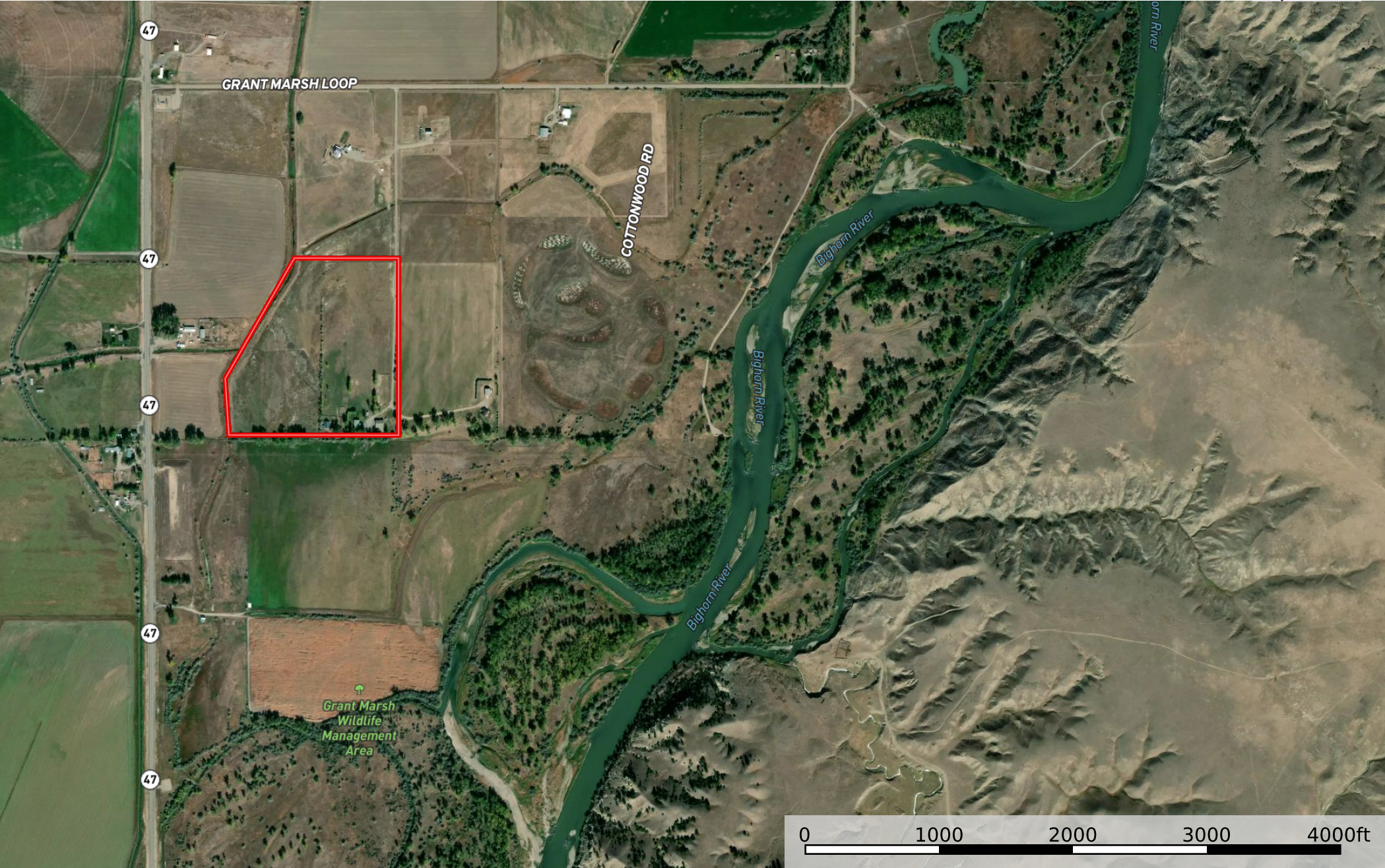


Barn—Corrals



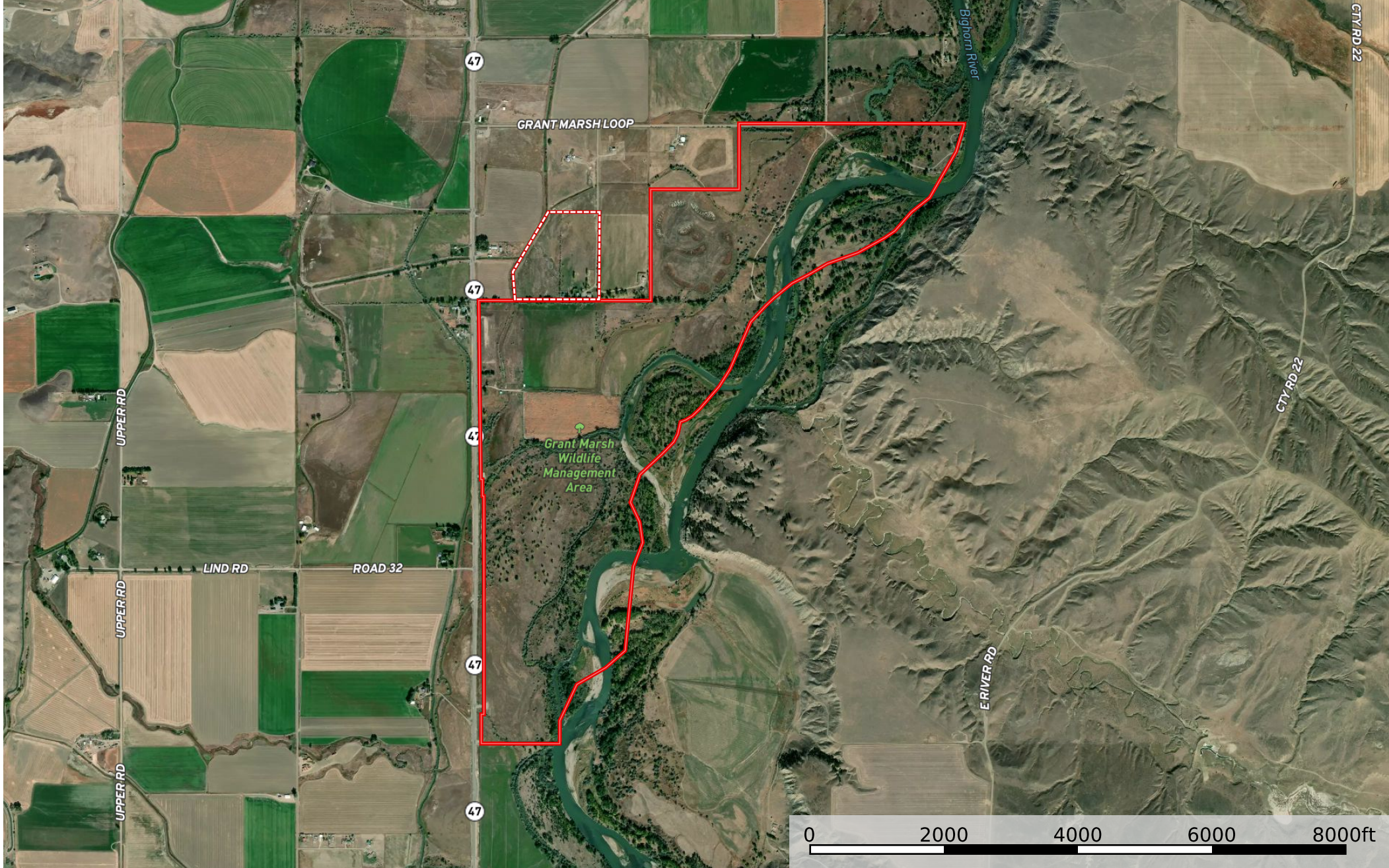
**Access to Wildlife
Management Area**

7565 N Cottonwood Rd. 59034
Montana, AC +/-



 Boundary

7565 N Cottonwood Rd. 59034
Montana, AC +/-



7565 N Cottonwood Boundary Wind Farms Wind Turbines