

225000 3br (32002 USD)



Location **Montana**
<https://www.genclassifieds.com/x-754031-z>

QR Code Link to This Post For Sale By Owner:
A slice of Paradise in Montana center of North America Serrengetti.

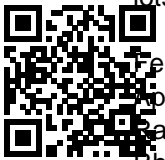
Peaceful, self-sufficient property in "Montanas Golden Triangle"

1st time on market in over 50 years from 3rd generation Montana family.
17.9 acres. top soil 4 feet deep, no rocks. Completely self sufficient.

Main House: 3200 sq feet

- * 3 bedroom (2 master bedrooms and 1 regular bedroom)
- * 2 bathrooms
- * Open floor plan: wood floors and lots of rustic repurposed wood for a warm inviting family setting.
- *hard wood floors though-out.
- * Heating is wood heat with high efficiency insert and custom rock fireplace and pellet stove.
- * Insulation added 113 bags covers all ceilings:
- * New plumbing to city sewer system and new hot water heater etc.
- * Full Basement with lots of storage and potential for more bedrooms.
- * Storage and Fruit room LOTS of storage.

lots of new upgrades.



Extended: Elderberry and cross-extended and inter-extended: Apple, peach, cherry, plum and blackberry treats. (Apple) Snakes, Gasparilla, Raisin Heads (3) (Rhubarb) MANY garnishes: Fresh berry Rhubarb, serviceberry, currants for jams/jellies.

2250	Lilacs, roses, poplars and established shelter belts for privacy.	https://www.hdsos.wa.gov/540331-z
2251	Gardens all composted and raised. (3)	https://www.hdsos.wa.gov/540331-z
2252	Covered porch and protected patio areas.	https://www.hdsos.wa.gov/540331-z

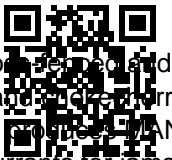
Wildlife:

Resident pheasants, swallows, robins, song birds, ducks, geese, antelope,



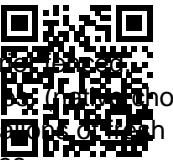
Category	Value
Garden: all compos	2250000
Covered porch and	2250000

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(3) 229000 are:

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deer, 2 resident chicken hawk families. North America Serengeti.
Rocky mountains 30 mins away with great hunting and fishing.

Outbuildings (7,619 square feet of outbuildings)

* Garage, unattached 32x28 concrete floor (896sq feet) 3 stalls (2 currently being used) work area. power 120 & 240. Wood heat. large attic for storage.

* Metal building 50.5 x 30.5 (1540 sq feet) concrete floor, wood heat, (set up for propane also) power 120 & 240. Fiber optics set up for high speed internet and services. 5 rooms with 1 large bay area.

* Greenhouse and metal shed 54 x 26.5 (1540 sq feet) concrete floors, wood storage (one room) work area or more parking (2nd room) storage area (3rd room) Greenhouse (4th room)

* Grain bin concrete floor, (used for storage for animal feeds and perishables).

* Metal shed 24 x 14 (336 sq feet) concrete floor, storage area or work area, (used as turkey house, horse stalls). power 120. large attic

* Chicken house, 26/5 x 16.5 (438 sq feet) concrete floor, capacity 75 layers. power 120 water w/water fountain. (chickens, turkeys, pigs, tack room etc)

* Barn metal, dirt floor, power 120, water fountains, (cattle, sheep, horses, pigs etc)

Easy fast commute to Gt. Falls (35mins) Conrad (10 mins) Shelby (25mins) on I 15

Schools: Brady/Dutton (school bus) and/or Conrad school systems.

Average electrical cost per month: 60 dollars

City water and sewer.

Call

Motivated

Reason for selling: Its time to be with kids and.