

47500 871200ft2 (20 USD)



Location **Montana**
<https://www.genclassifieds.com/x-765671-z>

QR Code Link to This Post Only \$47,500 for 20 acres and only \$2500 down for a limited time! A hunter's or nature lover's dream property. This seller-financed (up to 30 years) 20-acre property is adjacent (borders) to one entire section (640 acres - or one square mile) of State Land with EXCELLENT hunting on both this property and the State Land! Limited access to this State Land (non-ranch owners are not legally allowed to access it) means hunter's paradise! Gorgeous relatively-flat 20 acres in the back of a large ranch - so very secluded, but just off the main road. Views of the Yellowstone river (nearby), the Beartooth mountains and the Crazy (Rocky) mountains. About 60 miles as a crow flies from Yellowstone National Park. Part of a land owners association with \$350 per year dues to cover mostly road maintenance. Next/adjacent to Seiver Ranch, google it at (www.seiverranch.com has more pictures, maps and info about the area - Look under Seiver Ranch 1.0 section of website) for more views and info. Best deer in the area were taken on or near this property - again the State land is secluded, limited to ranch owners to hunt and offers great deer - see picture of the topo map of the October 2015 successful mule deer hunt. 7 miles of private access to the Yellowstone river for the ranch property owners including a boat ramp and picnic area. No improvements on the land so taxes are low - less than \$100/year! A fire went through the area in 2006 so only small trees growing back, but lots of available firewood and building spots already cleared. Power around a mile away, but perfect spot for off-grid solar/wind - many have done this in the area.

More info about this property (and others) and financing options available on www.montanarockiesrev.com

~ Legal (Survey) Description: Lot 215 in Yellowstone River Ranch

~ GPS Coordinates: Near: 45 deg 39.397'N, 109 deg 22.276'W (use Google Earth or Maps to view)

~ State: Montana

~ County: Stillwater County

 <p>Closest Cities: Columbus, Indiana, Billings, Montana, Bozeman, Montana)</p> <p>Size: 47500 sq ft</p> <p>Title: free and clear of any lien</p> <p>Elevation: About 3,900 ft. varies a bit around property by about 20-90 feet</p> <p>Property Taxes: Currently less than \$100 per year (will be paid by Seller until closing, after which it is Buyer's responsibility)</p> <p>Dimension: 1,320 x 660 ft (approximately) Rectangular in shape, mostly flat with some hills</p>	 <p>47500</p> <p>871200ft2</p> <p>https://www.genclassifieds.com/x-7-65671-z</p>
 <p>47500</p> <p>871200ft2</p> <p>https://www.genclassifieds.com/x-7-65671-z</p>	 <p>47500</p> <p>871200ft2</p> <p>https://www.genclassifieds.com/x-7-65671-z</p>
 <p>47500</p> <p>871200ft2</p> <p>https://www.genclassifieds.com/x-7-65671-z</p>	 <p>47500</p> <p>871200ft2</p> <p>https://www.genclassifieds.com/x-7-65671-z</p>
 <p>47500</p> <p>871200ft2</p> <p>https://www.genclassifieds.com/x-7-65671-z</p>	 <p>47500</p> <p>871200ft2</p> <p>https://www.genclassifieds.com/x-7-65671-z</p>
 <p>47500</p> <p>871200ft2</p> <p>https://www.genclassifieds.com/x-7-65671-z</p>	 <p>47500</p> <p>871200ft2</p> <p>https://www.genclassifieds.com/x-7-65671-z</p>

~ Association Fees: Currently \$350/year (mostly for road maintenance - will be paid by Seller until closing, after which it is Buyer's responsibility)

~ Closing Fees: Buyer will pay all closing fees, expected to be around \$500 if a cash deal is done, or around \$900 if financing (seller financing at 8.99% for up to 30 years available with \$2500 down payment) option taken - the extra amount is to set up an escrow account for both our protection. Since this is sold by the buyer and no real estate agents we both save by not paying a commission! No other hidden costs!

~ Down Payment: Buyer will put a down payment of \$2500 (limited time) with NO CREDIT CHECKS.

~ Mineral Rights: This property does not include any mineral rights. If owner interested in the mineral rights, this can be negotiated (purchased) separately.

We now have orange permanent signs at all 4 corners of the property to make it easy for potential buyer to see the property in its entirety.

Remember there is no sales tax in!