











x0024244999 5br (30282 USD)



Location **Montana**
<https://www.genclassifieds.com/x-443594-z>

Rural hobby farm on 4.17 acres
 Nice House with a few small projects left to do to finish an entire remodel of home so it is a fixer upper. it needs approximately 20x30 feet of siding updated to pass the fha loan requirements that we have scheduled to be finished is two weeks
 4 Split level entry house layout
 New flooring carpets kitchen tiling cabinets bathroom tiling and paint throughout
 Large Windows Beautiful open views of sunrise and sunset
 20x30 shop cement floor new storage loft it was a horse barn before we converted it
 small older 12x15 barn and chicken coop with 3 small calf stalls
 New Separate entry 12x24 bdrm Basement Apartment with glass kitchen cabinets and currently rented for 750/mnth on a month to month basis until the move its usually rented for 1200 p/mnth
 has 3 year solid rental income since we built it
 Master suite and another 8x8 walk in closet
 fenced perimeter has a couple soft spots
 farm gates
 sits about a football field footage size off Sidney hwy 16
 2 stick built wood sheds
 2 story sheetrocked and wired playhouse with balcony and play equipment storage underneath with matching house siding and new paint
 electric heat with new venting

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8 year old roof
 new 1900\$ stainless steel fridge
 we have not finished the master bathroom but it is wired plumbed and has all supplies needed to finish it with jet tub and we will finish it as time allows
 land is all flat and useable

new redwood 7x10 backdoor deck

2 car detached garage has original doors from 1965 but are viable

The 4 bedroom addition was added in 1980

my husbands job is transferring him out of state so we are motivated sellers so we are selling at a very good price for land in this area especially with an automatic established income rental

Owner may be able to finance for one year with half down and 1300.00 mnth payments

feel free to drive by and if your interested call for a showing appt

621 hwy 16

5.2 miles north of hwy 94 in Glendive on Sidney hwy 16

can call between 9am to 8pm or text anytime