



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.

 <p>lots of new upgrades. Fenced, well lit, and cross fenced and interlocked. Apple, pear, cherry, plum and red cherry trees in full bloom. Raspberries, elderberries (3) produce MANY gallons of fresh berries. Rhubarb, serviceberry, currants for jams jellies. Lilacs, roses, poplars and established shrubs. Garden all composted and raised. (3) Covered porch and protected patio areas.</p> <p>Wildlife: Resident pheasants, swallows, robins, song birds, ducks, geese, antelope,</p>	 <p>https://www.genclassifieds.com/x-7 54031-z</p>	225000 3br
 <p>https://www.genclassifieds.com/x-7 54031-z</p>	225000 3br	
 <p>https://www.genclassifieds.com/x-7 54031-z</p>	225000 3br	
 <p>https://www.genclassifieds.com/x-7 54031-z</p>	225000 3br	
 <p>https://www.genclassifieds.com/x-7 54031-z</p>	225000 3br	
 <p>https://www.genclassifieds.com/x-7 54031-z</p>	225000 3br	
 <p>https://www.genclassifieds.com/x-7 54031-z</p>	225000 3br	
 <p>https://www.genclassifieds.com/x-7 54031-z</p>	225000 3br	
 <p>https://www.genclassifieds.com/x-7 54031-z</p>	225000 3br	

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.