



Just Needs a Wrangler Ranch \$1,000,000



Rural Philipsburg, MT

- 403+/- acres adjoining public lands to the east and west
- 1/4 mile both sides of Willow Creek meander through the property
- Historical homestead is easy access off a county maintained road



For more information please contact CMP and refer to #21705061

PRESENTED EXCLUSIVELY BY: CLEARWATER MONTANA PROPERTIES INC.

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A rare find is when you have over 1/4 mile of creek frontage both sides on this 403+/- acre Montana paradise. Borders public land to the east and to the west and is located in the picturesque Willow Creek Valley. Property boasts 25+/- acres of hay meadow, along with 320+/- acres of excellent field grass for pasture which is fenced and cross fenced along with numerous springs. Access to World Class big game hunting and fishing right out your back door. Improvements include garage conversion to a house, attached green house, shop with hobby room and large tractor shed. Domestic water is fed by developed spring. Historical homestead is easy access off a county maintained road. Only 6 miles from pavement and 16 miles from historic Philipsburg. A true Montana find just in need of a wrangler!

ADDITIONAL PROPERTY INFORMATION

Improvements

Main Residence: Garage converted to house with attached greenhouse

Terms: Cash at closing

Water: Developed spring

Acres: 403+/-

Sewer: Older Private septic

Legal: S28, T08 N, R15 W, C.O.S. 765, ACRES 367.43, TRACT 28-A, S2

Utilities: To property

S29, T08 N, R15 W, C.O.S. 765, ACRES 36.35, TRACT 29-A, IN NW4SE4

Heat Source: Woodstove/Electric

GeoCodes: 46-1672-28-3-01-01-0000
46-1672-29-4-01-01-0000

Roof: Metal

Taxes: 2016—\$923.19

Other improvements

Shop with hobby room

Large equipment shed