

# Hunter's Lucky Charm



994 Highway 141, Avon, MT



**SPORTS AFIELD** TROPHY PROPERTIES®  
ESTABLISHED 1887

This trophy property consists of nearly 240 acres of pristine grounds with fantastic year-round access off the paved highway near Avon, MT. Everything is set up for the horses; an outdoor riding area, a barn, hay storage, a shop, and stables. The wildlife is incredibly abundant here making this a dream for any elk/deer/antelope hunter! The main home exterior and interior has the perfect mix of log, wood, and rock work. The vaulted ceilings showcase the beauty of the oversized rock fireplace and log accents. The kitchen is a culinary delight with its stainless steel appliances, ample custom cabinets, and hardwood floors. The master suite features its own deck with a hot tub overlooking the magnificent views all the way back to the Pintlar Mountains. A large greenhouse with raised beds can be accessed through the fully finished walk-out basement. The guest home is 1 bed/1 bath and is perfect for every visitor. This very private property is located only 40 minutes away from every amenity offered in Helena.



# Hunter's Lucky Charm

\$1,995,000



Schedule an appointment today! Refer to MLS #21706998.

Square Footage: 3,576+/-

Bedrooms: 3

Bathrooms: 2 1/2

Year Built: 2000

Water: 2 Private wells

Sewer: Private septic system

Heat Source: Gas hot water, radiant water, wood stove

Appliances Included: Range, refrigerator, dishwasher, microwave, insinkerator, window treatments

Garage: Triple attached plus single detached

Roof: Composition asphalt

Siding: Log, masonite

Foundation: Poured concrete

Terms: Cash, Conventional

Acres: 236.28+/-

Taxes: \$3,239/2016

Legal: S22, T10 N,  
R08 W, COS 607RB,  
Parcel A, Acres  
176.449 IN N2 & S15,  
T10 N

Geocode: 28188222101070000

CCRs: Yes

HOA Dues: None

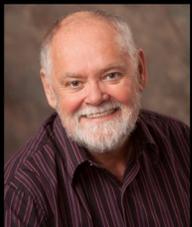
Road/Access: State Highway/Paved



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