

Holbrook Property
54 Red Fir Lane
Noxon, MT

1. Main House

- Built 2023
- 40x68x16
- Two 12-foot lean to's each side (one side enclosed in living space the other is open)
- Approx 2,884 Square foot living space (1st level 1148 – 2nd level 1738)
- Garage approximately 1920 Square Foot
- 4 Horse stalls 10.5x16 (8-foot center walkway) all attached to the garage
- Utility Room
- 3 Bedrooms (2 Upstairs)
- 3 baths (2 Full) (2 baths upstairs)
- Office
- Storage Room
- 2 Story
- 2nd Story Deck
- Fujitsu Forced Air and Heat unit with Heat Pump
- Two wood stoves (One downstairs and one upstairs)
- RV Dump
- RV Electrical Plug
- Spray Foam and Rockwool Insulation
- Walk-in Pantry
- Separate large chain linked Dog area connected to utility room and garage
- Various Fruit Trees and berries
- Home Standby 23KW Generac Generator (Propane) wired to the house. Two Propane Tanks are leased
- Garage Propane Wall Mounted Heater
- Well approximately 15 gallons per minute including a separate hand pump on well

2. Pole Barn

- Built 2023
- 40x56x14
- Two 12-foot lean to's each side

3. Cinder Block Structure

- Built 1979
- 28 x 36

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4. Property bordered on two sides by National Forest
5. River Views (Limited)
6. Lots of wildlife Elk, Deer, Rabbits, Wild Turkeys, Grouse
7. Year-Round Spring
8. 5 Frost free spickets on property