



# Nordic Self-Sustaining Farm

## \$624,000



### 28 Fern Hollow Dr. \* Trout Creek, MT

- 4 Bedrooms, 2 baths
- 3,475+/- Square feet
- 99.89+/- Acres

On this self-sustaining 100 acre farm, you can grow your own food, feed your own animals and live the quiet life.

*For more information please contact Jeannette or John and refer to MLS #21803804*



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# Nordic Self-Sustaining Farm

## \$624,000

Enjoy several ponds, a hay field, meadows, wetlands, irrigation ditch, gardens, orchards, greenhouse, cabin, barn, chicken coop, woodshed, garage and a custom built Nordic designed home. The open concept home with a total of 3,457 square feet has beautiful wood work, 4 bedrooms, 2 bathrooms and a huge kitchen. Other special features include an oversized pantry, double oven (1 convection), mud room, heat pumps, cold room in basement and tons of storage. The property is blooming with luscious gardens and orchards including apple, pear and plum trees. Bushes include red and black currants, strawberries, blueberries and raspberries. An irrigation ditch meanders through the property and provides water for the gardens and animals. Water is through the Green Mountain Water Users Association. There is abundant wildlife in the area that wanders through the property, great for viewing, pictures, or hunting. The animals seen on the property include whitetail deer, elk, turkeys and many other species. A Conservation Easement does not allow further subdivision but does provide a well thought out plan for the property that protects your investment. It allows for another home to be built on the property. All this is close to USFS, wilderness and just minutes from the Noxon Reservoir that provides excellent fishing, swimming and boating. Enjoy endless recreation in the Trout Creek, MT area, known for the annual Huckleberry Festival and B.A.S.S. fishing tournaments.



### ADDITIONAL PROPERTY INFORMATION

Square Footage: 3,475+/-

Bedrooms: 4

Bathrooms: 2

Year Built: 1991

Water: Private well - 375'/25 GPM

Sewer: Private septic

Heat Source: Heat Pump, wood

Roof: Asphalt, composition

Foundation: Cement block

Garage: Detached

Covenants: None

Terms: Cash, conventional, FHA, VA

Legal Description:

S30, T25 N, R31 W, PLAT N E2SWSE 19.95 AC S30, T25 N, R31 W, PLAT N E2SWSE 19.95 AC & S30, T25 N, R31 W, N2SE COS 1270 PLAT P 79.94 ACS30, T25 N, R31 W, N2SE COS 1270 PLAT P 79.94 AC

Geocode: 35356630401100000

Acres: 99.89+/-

Taxes: \$222.47/2017

Road/Access: Gravel, county, private