

WILDLIFE RETREAT



This beautiful property is located in southeastern Montana, 18 miles south of I94 on Highway 447 and consists of approximately 81 acres.

The property is a great mix of timber and open grass meadows. The trees are primarily Ponderosa Pine with a few Cedar trees. It has a very good stand of native grasses.

This region of Montana has a large wildlife population and is noted for trophy- sized animals. On this tract of land a person will have elk, deer, wild turkeys, mountain lions, and coyotes present at various times of the year.

The owner has completed a custom-built fence on the exterior boundary of the entire property and built a good gravel road on it. The owner has also completed all of the dirt work for a home site and a location for a shop. Also included with the land is a 1000-gallon propane tank, a new 20 kilowatt Generac propane generator still in the box and a cistern that has not been installed. (Some people in this area have wells, but there is a public source of water very close if a person wants to use a cistern.)

This area is off of the grid. It offers privacy, beautiful scenery, a home site, and wildlife.

Price \$110,000

Offered by

FENTON ENTERPRISES Ward Fenton, Broker 406-698-6183

Trevor Bogunovich 406-208-2280

NOTE: Information contained herein has been obtained from sources deemed reliable but cannot be guaranteed. Prospective buyers are advised to verify all information to their own satisfaction.

