

*The Hat Ranch*  
*276 South Canal Road*  
*Huntley, Montana 59037*

**Scott Grosskopf**



**Member:**

**Landmark of Billings Inc.**

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**[Google Map](#)**



**\$850,000**

*This ranch is ready for your horse program!*



- Rancher with full basement
- 3 Bedrooms
- 2 Bathrooms
- 3,476 sq. ft.—Buyer to verify
- Built in 1984
- 107 Acres
- 35+ Acres Irrigated
- Barn, Arena, Fenced

Information herein deemed reliable, however, is not guaranteed. The sale offering is made subject to errors, omissions, change of price and prior sale and withdrawal without notice in accordance with the law. This property is offered without respect to race, color, creed, national origin or familial status.



## The Hat Ranch

### Additional Features

- 1,528 sq. ft. on the main level
- 448 sq. ft. in the upper level
- 1,500 sq. ft. in the unfinished basement
- Living room—wood stove, ceiling fan, vaulted ceiling
- Kitchen—breakfast bar, pantry, free standing electric range, refrigerator, dishwasher, microwave, dining area
- Master—bath with sauna, carpet
- Office
- Main floor utilities / mudroom
- Upper level—two bedrooms
- Electric baseboard heating
- Water—well
- Sewer—Septic tank
- New deck
- Double attached garage with opener
- Additional parking
- Barn—24' x 40' with 12' alley breezeway, tack room, covered hay storage
- Corrals—with two automatic water tanks
- Arena—125' x 250' sand
- Good horse fences
- Shed
- Lot size—107 productive acres with 35+ irrigated
- Taxes—\$1,622
- Schools—Huntley Project
- Owner has a Private Lease for an additional 60 acres with 30 acres irrigated