

Muggerud Retreat
25 Dershaw Ridge Road
Columbus, Montana 59019

Jacob L. Korell



Member:

Landmark of Billings Inc.

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\$595,000

Well maintained home on 302 acres!



- Two-story
- 3 Bedrooms
- 3 Bathrooms
- 1,967 sq. ft.—Buyer to verify
- Built in 2000
- Garage: Four car detached with Mother-in-law apartment
- Great Views!

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.



LOCATION: The property is located approximately 3 miles north of Columbus. It is north of Sheep Dip, 2 miles on Northridge Road to Dershaw Road.

IMPROVEMENTS: Nice 3 bedroom, 3 bath home with two fireplaces and two decks. The home is heated by radiant in floor heat and central air conditioning. Home is in excellent condition.

Detached garage with mother-in-law apartment consisting of one bedroom, bath, living room, and kitchen with all appliances included. The garage is large, totally finished, and heated.

Small one room bunk house.

WATER: The property has two wells and two cisterns.

ACREAGE: The property consists of 302 acres with approximately 80% tree covered. The improvements are on the south end of the property. It is approximately half mile wide and one mile long.

POWER: At the improvements.

REAL ESTATE TAXES: \$1,978.32 for 2011

COMMENTS: The area is abundant with wildlife including mule deer, occasional elk and antelope, coyotes, variety of song birds, eagles and hawks. It has a spectacular view of the Beartooth Mountain Range. A view deck has been built for that purpose. Easy commute to Billings.

PRICE: \$595,000

TERMS: Cash or seller will carry Contract for Deed with 20% down, 5.25% interest, amortized over 25 years with a balloon payment at the end of seven years.

