



SPORTSMAN'S HORSE SETUP

\$1,465,000



3010 BIG FLAT ROAD, MISSOULA, MT

- 3 BEDROOM, 2 BATH
- 2,611 SQUARE FEET
- 30.52 ACRES
- UNIQUE FEATURES: 1/4 MILE FRONTAGE ON CLARK FORK RIVER, 120x150 OUTDOOR ARENA & 4 STALL BARN WITH TACK & SPORTSMAN'S ROOM FOR HUNTING EQUIPMENT AND SUPPLIES



FOR MORE INFORMATION PLEASE CONTACT KEVIN AND REFER TO CMP#1-906606M

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A SPORTSMAN'S 30 ACRE HORSE SETUP LOCATED CONVENIENTLY ON THE QUIET FRINGE OF MISSOULA. FENCED IRRIGATED PASTURE AND IRRIGATED ON THE CLARK FORK RIVER. TREMENDOUS FISHING AND HUNTING (WHITETAIL DEER, DUCKS AND GEESE) IN THE TIMBERED BOTTOMS OF THIS PROPERTY. YOU WILL ALSO SEE OCCASIONAL PHEASANTS AND TURKEYS. THERE IS A TOP OF THE LINE NEWER 4-STALL BARN WITH A SPORTSMAN'S ROOM FOR ALL OF YOUR HUNTING AND CLOTHING AND EQUIPMENT. ADDITIONALLY THERE ARE 8 DRY PENS, A 120X150 OUTDOOR ARENA AND A PAVED 4 STALL POLE SHED AND HAY SHED. FANTASTIC RECREATIONAL OPPORTUNITIES EXIST ON THE RIVER AND IN PLUM CREEK TIMBER COMPANY LANDS THAT ARE LOCATED A QUARTER MILE FROM THE PROPERTY.

ADDITIONAL PROPERTY INFORMATION

IMPROVEMENTS - RESIDENCE:

SQUARE FOOTAGE: 2,611

BEDROOMS: 3

BATHROOMS: 2

YEAR BUILT: 1977

WATER: WELL; 100 FT 100 GPM

SEWER: PRIVATE SEPTIC SYSTEM

HEAT SOURCE: ELECTRIC BASE BOARD

APPLIANCES INCLUDED: REFRIGERATOR,

RANGE, DISHWASHER & HOT TUB

GARAGE: 4 STALL CARPORT

ROOF: SHINGLE

FOUNDATION: CONCRETE

TERMS: CASH

OTHER: LANDSCAPING, 47 PLANTED SPRUCE

TREES, APPLE TREE & CHERRY TREE

HAY SHED:

SQUARE FOOTAGE: 1,200 SF

PLUS LEAN-TO: 400 SF

4-STALL BARN WITH TACK & SPORTSMAN'S ROOM

SQUARE FOOTAGE: 1,764 SF

HEATED AND INSULATED

LEAN-TO: 690 SF (HORSE RUNS)

LEAN-TO: 690 SF (4 STALL COVERED PAVED PARKING)

YEAR BUILT: 2002

12' x 12' HORSE SHELTER

ACRES: 30.52

TAXES: \$3,333/2008

LEGAL: PLAT A5, PARCEL 01A, PARCEL 1A

COS 3772 IN NE 1/4 S07, T13N, R20W

GEOCODE: 04219907402010000

CCR'S: YES