

228 Whitebird Creek Road

MLS #339859 in Columbus, MT

- 2,785 ft² energy efficient ranch home on 45 acres built in 2008-09 with three bedroom, two bath, and includes additional apt/guest living area with separate bedrooms, bath, and kitchen (see details below)
- Large central kitchen with custom hickory cabinets featuring slide outs in lower cabinets
- Master Suite has walk-in closet, additional closets for hanging & storage area and two sinks
- Open floor plan design with skylights illuminating entire area and indirect lighting after dark
- Ceiling fans in all rooms
- Walk-in closet and additional storage area in spare bedroom
- Sound barriers within interior walls
- Oversized two car garage can fit large crew cab dually pickup truck
- Central forced-air heating system
- High-efficient second-burn EPA approved wood stove for zero-carbon heating and romantic ambiance
- Covered front porch
- Large concrete back patio with 240 volt wiring for private hot tub
- Developed fire pit area for entertaining
- 6-rail steel fence surrounding homestead
- Utility room and adjacent mechanical room with energy efficient heat-pump water heater
- Excellent well with septic tank system
- Naturally-soft well water and H₂S carbon filtration system
- Abundant wildlife includes deer and turkey with occasional bear or moose. Seasonal ducks and cranes
- 2½ hours to Yellowstone National Park, 45 minutes to Red Lodge and local skiing, 15 minutes to Cooney Reservoir, 10 minutes to local shopping, and 60 minutes to Billings.
- 10 minutes to Trauma Level 3 medical center – Stillwater Billings Clinic
- 2022 taxes - \$2,381

Apartment/Guest Living area

- 1,200 ft² apartment area for relatives, guests, or additional income
- Full kitchen with dishwasher, stove, and refrigerator
- Full bathroom with washer hookup
- 200 ft² bedroom, 400 ft² bonus room, upstairs room
- In-wall gas furnace, wood stove, and electric heat

52x60 Insulated Shop building

- 32x60 main insulated shop area with 6-inch concrete floors, gas heater, and wood stove
- 20x40 upstairs storage area above apartment/guest quarters
- 12x60 covered lean-to for parking or storage includes 12x24 concrete floor for welding
- 8x8 garage door for access in rear of shop
- 12x12 and 10x10 door openings for vehicle bays
- Small secured room for locking secured items
- Wired 240 volt for welding or emergency generator to feed entire homestead

45-Acre features

- Whitebird Creek flows through property
- School bus accessible county road with high-priority for plowing
- Includes propane tank, water rights, and mineral rights with no covenants or restrictions and no HOA
- Barb wire fence with partial cross-fencing

42x32 Barn has drive-thru design with sliding doors, covered stalls, and a 10x8 tack room

Out buildings: 12x20 garden shed, 12x8 storage shed, and a 8x8 chicken shed with power and outside fencing

Additional adjacent 60 acres - MLS#339860

- Developed and registered 5 gpm spring with 500 gallon watering trough
- 4 and 5 barb-wire fencing between neighboring properties with views of Beartooth and Crazy Mountains
- Open area for riding, hiking, or grazing livestock