

House with Acreage For Sale

ROSEBUD COUNTY, MONTANA

L1544



LOCATION:

Subject property is located four miles Southeast of Forsyth, MT.

LEGALS:

NE4 28-6N-41E

ACREAGE: 160 +/- acres, including 7.84 +/- acres of alfalfa and 27.76 +/- tame grassland acres

MINERALS:

Fifty-percent (50%) of the minerals owned by the Seller on the subject property will convey to the Buyer at closing.

POSSESSION:

Dryland is subject to existing year-to-year lease, grassland will be at closing.

TAXES:

Seller will pay taxes for all of 2020 and prior years. Taxes for 2021 will be prorated to the date of closing.

Property Details:

- House - built in 2005, main floor 3900 sq.ft, 3 bedrooms, 4 full baths.
- Shop - built in 2005, 3200 sq.ft., 2 vertical sliding doors, 2 entry doors
- Prime hunting property: Quail, Sharp-tailed Grouse, Sage Grouse, Antelope, Pheasant, Mule Deer, Whitetail Deer, Hungarian Partridge, Geese and Turkey.
- Property located two miles from the Yellowstone River.

PRICE: \$750,000.00



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NOTICE TO PERSPECTIVE PURCHASERS: The owner has either given the information contained herein to us or obtained from sources we deem reliable. We have no reason to doubt its accuracy, however, we do not guarantee it. Colorado Land Investments I, LLC, and the seller assume no responsibility for the omissions, corrections, withdrawals, or prior sales. The prospective purchaser should verify all information contained herein. Colorado Land Investments I, LLC, and all other agents of the broker are or will be acting in the capacity of a Transaction Broker in the Sale of subject property.



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