

RIVERVIEW RANCH

Reed Point, Mt.



A MONTANA HORSE RANCH

Offered by

FENTON ENTERPRISES

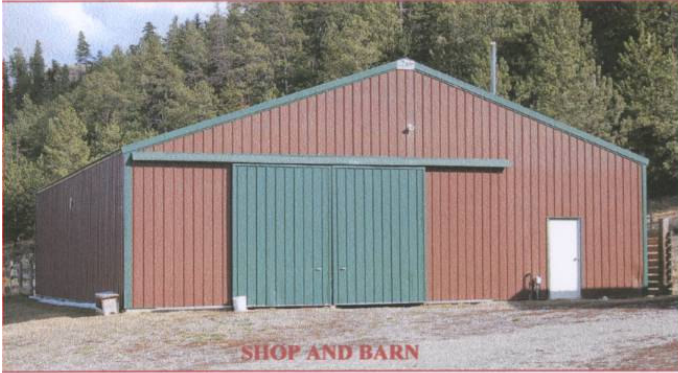
Ward Fenton, Broker 406-967-2850 cell 406-698-6183



A REAL LOG HOME LOCATED ON 25 DEEDED ACRES

This unique log home is constructed with logs of significant size and shows excellent workmanship. The home features a very open floor plan with vaulted ceilings showing the log beams throughout the home. Large windows make the interior very light. A wrap-around deck offers a place to relax and enjoy the views of the Yellowstone River and valley in addition to the spectacular Crazy Mountains and Beartooth Mountains to the west and south.

- **1,440 sq.ft. on each level of the home for a total of 2,880 sq.ft.**
- **Main floor is completely finished**
- **Basement is framed out and fully insulated**
- **2 bedrooms on main floor**
- **2 baths on main floor**
- **Large open kitchen, dining, living area**
- **Wood floors and tile throughout**
- **Hickory cabinets with tile counter tops—large pantry**
- **All appliances are included with sale**
- **Home is heated with radiant floor heat from a natural gas furnace**



Located on the property is a Cleary metal pole barn which has a heated shop and full bath, 2 box stalls with metal grain and hay feeders, tack room, hay storage and large area for parking implements.

Another building on the property is a detached over-sized metal garage with automatic overhead doors and a large amount of extra storage.

The property is divided into two pastures and fenced with non-climb woven wire with one electric wire on top. A heated stock waterer services the pasture.

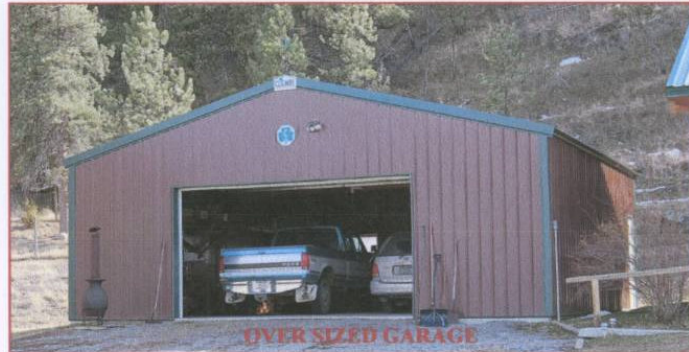
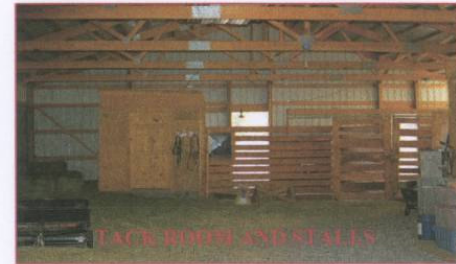
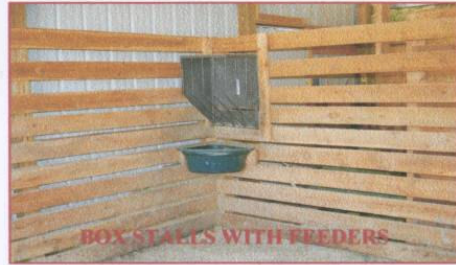
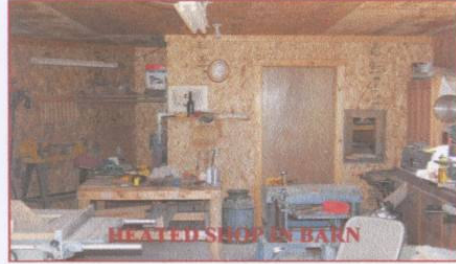
The area is home to abundant wild-life and there is a public fishing access to the Yellowstone River within walking distance of this property. There are trout streams and National Forest lands within a few miles of this property where you can fish, hike, hunt or just ride horses for pleasure.

This property is located only 60 miles from Billings, Montana's largest city, which offers excellent businesses, shopping, entertainment, medical facilities, and an international airport. Bozeman is 80 miles to the west and Big Timber and Columbus each about 17 miles away for day-to-day shopping convenience.

You must see the property to appreciate it!

For additional pictures and a map, go to our website www.montana-dakotaranches.com

NOTE: Information contained herein has been obtained from sources deemed reliable but cannot be guaranteed. Prospective buyers are advised to verify all information to their own satisfaction.



TAXES: \$ 1300 annually

PRICE: \$395,000.