

Rosebud River Ranchette Absarokee, MT \$479,900



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3630 Vickery Dr
Billings, MT

Offered for sale at a price below comparative sold properties with income and countless opportunities for the new owners, makes this wonderful ranchette an excellent option for those looking for a Montana river property with immense potential. Approx 23 Acres of un-zoned land with 2 homes.

Accessed via a private paved road from Highway 78 with looped return driveway. Almost 2000 sq. ft, one-level home with step free access. Rare Montana white travertine rock exterior, metal fascia and soffit. 39ft Great Room features Floor-to-ceiling rock fireplace. 3 Bedrooms, 2 Bathrooms, over-sized double garage with work area. There has been \$15,000 in recent remodeling. New 40 year warranty roof installed in 2012.

Older Homestead style house with new 40 year warranty roof installed in 2012. 2 bedrooms, 1 bathroom, central stove. New external paint.

Rosebud River Ranchette makes for an excellent Montana investment river property. The Main House has previously been rented at \$18k annually. The Guest House is currently rented at a rate of \$7200 per annually. Multiple options for the land are possible for the incoming buyer.



RESIDENTIAL & LAND OPPORTUNITY

\$479,900.00

MLS # 279066

Approx. 23 Acres Residential / Recreational / Agricultural Property.

1,977 Square Foot Main Home, with Step Free Access.

Close To Billings, MT • Red Lodge, MT • Cody, WY • Yellowstone National Park.

Un-zoned Land with direct access from Highway 78 (Beartooth Scenic Approach) and significant commercial potential.

Second Older Homestead Property.

Recreation includes: Exceptional Fishing, Swimming, Rock Climbing, Bird Watching. Extensive Wildlife present on property.

Ideal Ranchette to keep Horses on your own Land.

River frontage on both sides of Rosebud River.

Substantial Water Rights

Potential for development, subdivision or mixed use income property.

Rosebud River Ranchette
3249 Highway 78 Absarokee
MLS#279066
Residential With Land
Schools: Absarokee
Taxes:\$2,300
Terms: Cash, New Loan
Further information on Request

SCOTT WESTERN REALTY
MONTANA HOMES, FARMS AND RANCHES

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