

SCOTT WESTERN REALTY

MONTANA HOMES, FARMS AND RANCHES



HAY BASIN RANCH RANCH

BROADVIEW, MONTANA

\$865,800 1,120 ± ACRES



LISTED BY: **PAM SCOTT**

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DESCRIPTION

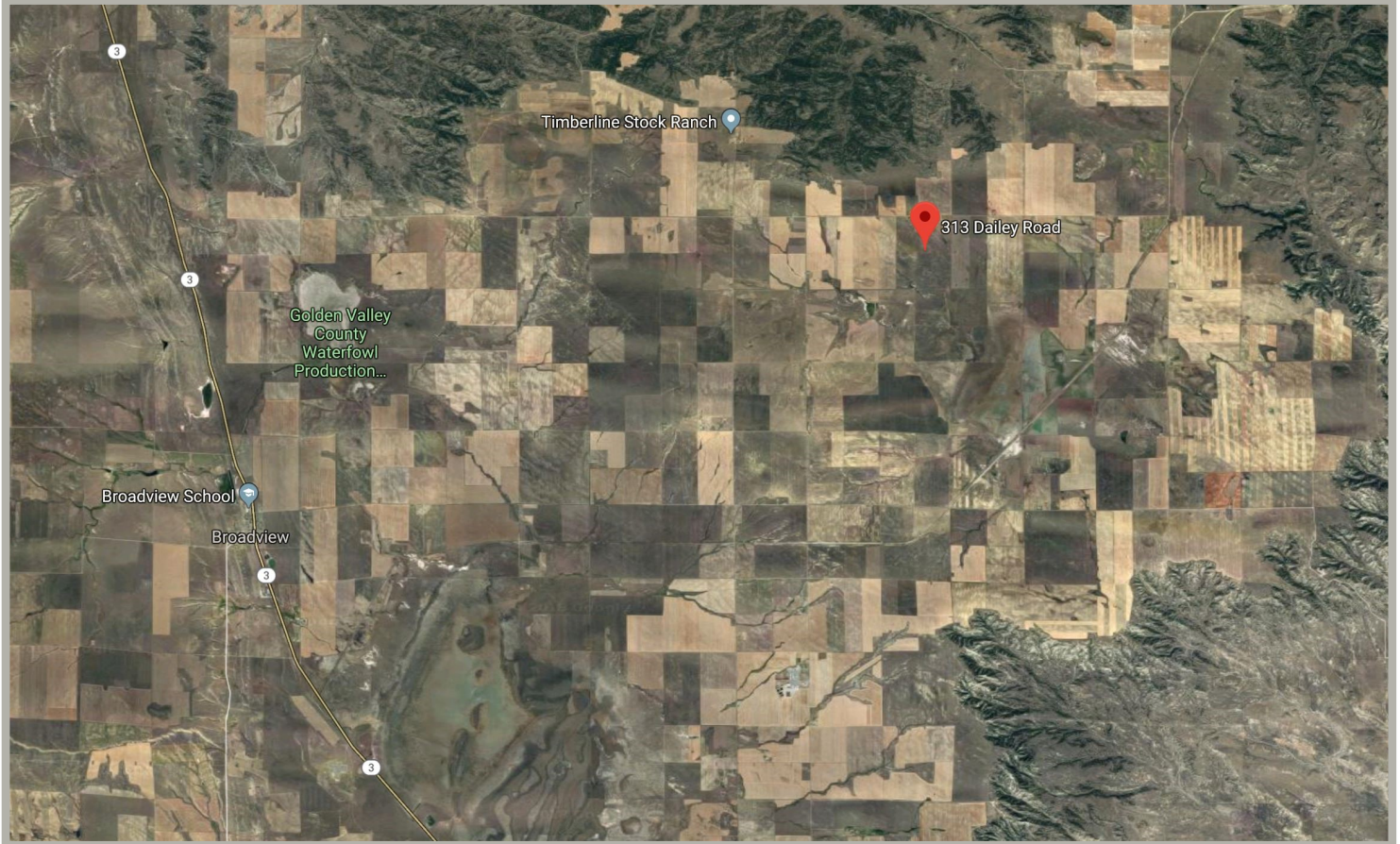
1120 Acres of productive farm ground located near Broadview and close to Acton, in Musselshell County, MT. Manageable Ranch properties with homes such as this are rare commodities, especially so close to Billings. 800 of the total acres are deeded with the remaining 320 (transferable) State lease.

Primarily the land lends itself to a small livestock operation with hay ground. The manageable size of the property and its accessible location so close to Billings make this an ideal opportunity for those who wish to buy a piece of Montana, either for self sufficiency or to run a small farm operation, while maintaining alternative occupations. It would allow for Children to remain in local schools while affording them an opportunity to learn more about that way of life.

This ranch with home has 2 large dam reservoirs, a small stream into one of the dams and a well. There is a 3rd Pond that gets filled by the creek located on the leased State land. There are views of the Pryors, Beartooths & Crazy Mountains. The 2005, 3584 Sq Ft modular home has both a wood burning stove on main level and pellet stove with hopper downstairs. There are 3 bedrooms (with room for more), 2 baths and a kitchen with island. The large lower level has daylight windows and a sliding glass door. A new Roof and siding were added in 2017.

Additionally there is a 36X40 shop with office & bathroom. The owner has used this space for his business, crafting Frontier style knives however the space would be suitable for numerous uses and could accommodate several cars. There are further barns and corrals on the land.

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LOCATION:

Access the farm is via Highway 3 and off of Dailey Road. Dailey Road is a well maintained County Road approximately 26 miles North West from Billings. Billings provides for ever more cosmopolitan restaurants and bars, as well as world class medical facilities. Billings Logan International Airport is a "straight shoot" on Highway 3. approximately 24 miles to the East.



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