

Clear Creek Realty



Residential ♦ Land ♦ Ranch ♦ Recreational

Great Lot

Location

Sheridan, Montana

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Great Home Site

Sheridan, Montana

.42 Acres

\$34,000.

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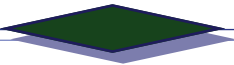


Price:
\$34,000.

- ⌘ Almost a half acre near the edge of Sheridan. Great location with a country feel.
- ⌘ Water and sewer lines are stubbed into the property. The Sheridan sanitation restrictions should be lifted in 2012.
- ⌘ Relax in this wonderful, quite setting but you are just a quick walk to groceries, parks or to the post office to get your mail.
- ⌘ Property is approximately 100' by 185'. Existing mobile home is being removed from property.
- ⌘ Property taxes are only \$249.39 for 2010.



Note: All information herein is from sources deemed reliable, but is not guaranteed by Seller, Clear Creek Realty, LLC or its Agents. This offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of the purchase by the Owner. We urge independent verification of each and every item submitted to the satisfaction of any prospective purchaser.



Madison County

Madison County is primarily cattle country and agriculture along with rotating crops of hay and grain. Timber harvesting and gold mining are also a part of the valley's economy and history. The scene of some of the earliest and richest gold mining in the history of Montana are based around the nearby towns of Virginia City and Nevada City.

Madison County has gained a reputation as a Fly Fishing mecca in recent years, with the Beaverhead, Big Hole, Ruby and Jefferson Rivers. Fly fishing in this area is unlimited. All of these rivers are widely renowned as excellent and premier trout fisheries.

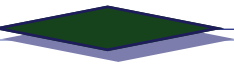
The nearby town of Sheridan offers a hospital, medical clinic, nursing home, fire department, ambulance service, library, summer swimming pool, many stores and shops, restaurants, and five churches of different denominations.

Recreation

Sheridan is located in an area of Montana which boasts many types of big game hunting with access right down the road. The multiple mountain ranges which surround this area provide ample access to trails for hiking or snowmobiling or just picnicking in your own private spot.. Madison County boasts unlimited fly fishing with the Beaverhead, Big Hole, Ruby and Jefferson Rivers which are renowned for their excellent premier trout populations.

Climate

The climate of the valley is relatively mild. Madison County is known for the pleasantly cool summer days with the temperature seldom reaching 90 degrees and no humidity problems. Fall is dramatic with the change in nature's colors as the aspen trees turn to gold and the pasture land to a creamy beige. The nights and mornings are crisp and the days are filled with sunshine.



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