

Clear Creek Realty



Ruby Hills Horse Ranch

Sheridan, Montana

Residential ♦ Land ♦ Ranch ♦ Recreational

For Sale

☞ 72 + acres of productive, gravity irrigated hay ground at the base of the Tobacco Root Mountains. Adjacent to State Land.

☞ Fantastic views, great soils and a year round brook-like irrigation ditch enhance this hard to find horse property. Perimeter fenced.

☞ Home offers 2,230 s. f. with 3+ bedrooms, 3 baths, spacious kitchen and great room with an office, & storage room. Other improvements include attached 2 car garage, separate shop/garage, very large storage building and livestock shelter..

☞ These larger irrigated parcels are getting hard to find, especially with the location and amenities offered here.

☞ 2011 Property Taxes: \$2,520.75



Was \$795,000. Now \$695,000.

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