

# Clear Creek Realty



Residential ♦ Land ♦ Ranch ♦ Recreational

Home with Shop  
and Live Water

Sheridan, MT

Clear Creek Realty  
108 S Main, PO Box 708  
Sheridan, MT 59749

(406) 842-5028

[www.clearcreekmontana.com](http://www.clearcreekmontana.com)

Virtual Tours Available Online



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and Live Water  
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Now \$82,500 reduced from ~~\$115,000.~~

Agent Comment: This is a great in  
town location with an out in the  
Country feel - Karen Talley

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✧ This home is situated on a nice town lot composed of two parcels and just over a half acre. Mature trees and shrubs add to the private feel. This type of location is a rare find in town.

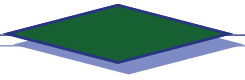
✧ Approximately 1,448 s. f. of living space with three bedrooms, one bath plus a utility room/half bath with a shower and toilet.

✧ Irrigation ditch runs about 5 months out of the year and gives a creek side feel to the property. Mill Creek is just a stone's throw from the property. The lot is very large and would be a gardener's dream.

✧ Detached shop has approximately 640 s. f. and was previously used to build fly rods. The shop has forced air heat and updated electrical.

✧ Taxes for 2010: \$1,389.32.





Right: Shop/garage building with furnace and updated electrical

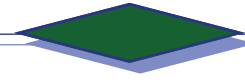
Below: Large Family Room



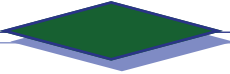
Above: Dining room or bonus room

Left: Shop and home:

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.



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## 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.

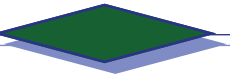
## Recreation

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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