

# Clear Creek Realty



## Ruby Valley Wisconsin Creek Ranchette

244 Tuke Lane

Located between Sheridan & Twin Bridges

Residential ♦ Land ♦ Ranch ♦ Recreational

For Sale

☞ Wisconsin Creek meanders through this 20 acre property located between Sheridan and Twin Bridges, Montana.

☞ Relax in the remodeled Cottage that once was a homesteader's cabin, updated in 1991 with 625 ± s.f. of living area plus a very large covered patio for outdoor living.

☞ The Apartment has 700 ± sf and is over the large 3 bay shop/garage with 10' ceilings & includes a separate tool room & storage room.

☞ Other improvements include a 1,350 ± s.f. Shop that includes a service bay, workshop/storage room & a gravel storage bay that is great for hay storage. The 900 ± s.f. Stable/Storage building also has three bays for versatility.

☞ The 20 acre property has irrigation water & lush, green pastures for horses or other livestock with mature cottonwood trees. No covenants allow for versatility.

☞ The pond is on the back portion of the property where various wildlife can be found.

☞ 2011 Property tax - \$1,570.86



Was \$365,000 Now \$319,000.

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