

Clear Creek Realty



Residential ♦ Land ♦ Ranch ♦ Recreational

Turn Key
Ranch Operation

Sheridan, Montana

Clear Creek Realty
108 South Main Street
P. O. Box 708
Sheridan, MT 59749

(406)842-5028

www.clearcreekmontana.com



Home, Barn, Shop & Pastures

Sheridan, Montana

Reduced to \$495,000

Agent Comment: This ranch takes advantage of fantastic views, good soils and gravity flow irrigation. - Karen Talley

Clear Creek Realty



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Shop, Hay Storage and Apartment

The shop building consists of a heated vet room with concrete floors, large shop area with plenty of storage and work benches, garage area with automatic door and over 1,200 s. f. of covered hay storage. The upstairs boasts a one bedroom apartment with it's own laundry area, roomy kitchen and south facing deck to take in the sun and views.

Guests won't want to leave!

View of the shop building
with apartment.



The hay storage area
of the shop.



Apartment above the shop.

Barn, Stalls and Irrigated Pastures

☞ Over 20 irrigated acres with end of the road privacy. Pastures are fenced and cross-fenced with an alleyway leading from upper pastures to the barn area.

☞ 48' x 72' barn has separate fenced runs with individual doors for each. Office/tack area, stock waterer and large sliding doors on both ends.

☞ Gravity flow irrigation helps cut costs and wheel line and hand line are included.

Water Users Association fees are minimal and water rights are owned by the association.



☞ Property Taxes for 2011:



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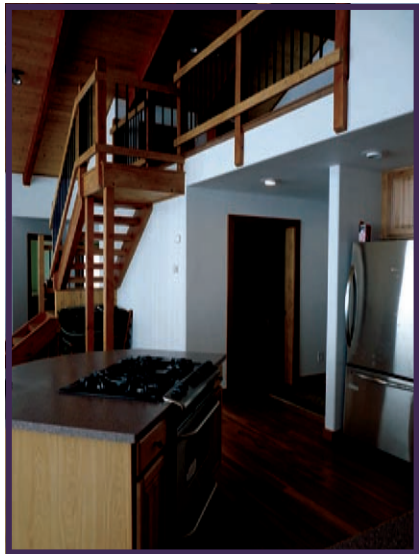
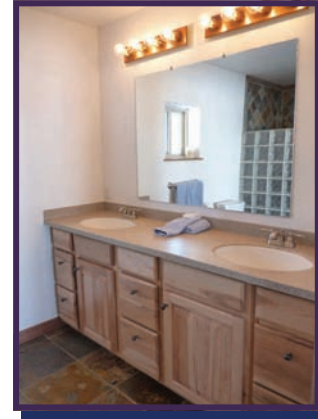


Tobacco Root Mountains

The beautiful and pristine Ruby Valley is a mountain valley located high in the Northern Rockies in southwestern Montana. Three major mountain ranges, the Gravelly Range, the Ruby Range and the Tobacco Roots, envelope the valley.

There is abundant wildlife including moose, mule deer, whitetail deer, mountain lion, black bear, numerous bird species and more. There are endless trails for hiking, horseback riding, hunting, snowmobiling and mountain biking, as well as several high mountain lakes and streams full of trout for angling.

Sheridan resides at a midpoint of the Ruby Valley which is a sheltered area of the valley lending itself to mild winters. Sheridan has a population of approximately 700 people and offers all services plus fine dining, motels, a hospital, hardware store, newer library K-12 school system and community pool.



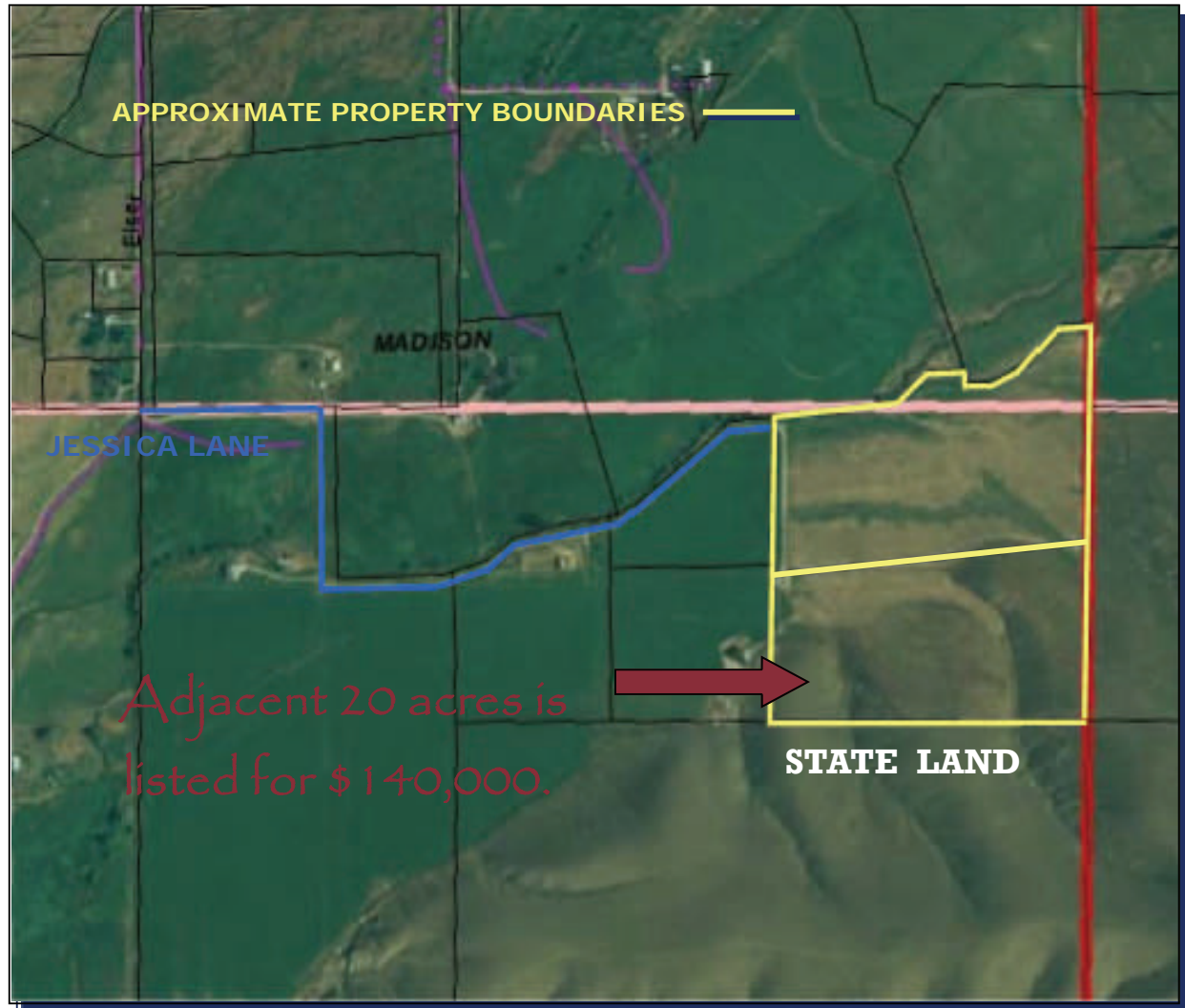
Home

Three bedroom, two bath home is over 2,100 s. f. with large, attached two car garage. Picture windows take in fabulous views and upstairs loft would make a great library or office. Hardwood floors, exposed wood beams and covered porch enhance this newly built home. Laundry room, separate pantry and custom kitchen add to this functional open floor plan. Great room has vaulted ceilings.

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.



TURN-KEY RANCH OPERATION



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All maps and boundaries are meant for reference only.

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