

Short write up:

This 160 acre property looks at the beauty of the Rocky Mountain Front just outside the Blackleaf Wildlife Management Area and the trailhead to National Forest Land and the Bob Marshall Wilderness Area. Bynum, Montana is approximately 12 miles east of this property. Choteau, Montana is southeast about 25 miles and Great Falls, home to an International Airport, approximately 80 miles. \$735,000.00

ROCKY MOUNTAIN FRONT BEAUTY

West of Bynum, Montana

LOCATION:

This 160 acre property looks at the beauty of the Rocky Mountain Front just outside the Blackleaf Wildlife Management Area and the trailhead to National Forest Land and the Bob Marshall Wilderness Area. Bynum, Montana is approximately 12 miles east of this property. Choteau, Montana is southeast about 25 miles and Great Falls, home to an International Airport, approximately 80 miles.



DESCRIPTION: This is a 160-acre tract of pastureland. Close to town and services yet remote in the shadow of the Rocky Mountain Front with the Blackleaf Management Area, National Forest and Bob Marshall Wilderness beckoning close by. Fishing in Bynum reservoir a short drive to the east.

IMPROVEMENTS:

HOME: The home was built in 2006 by the owners and contains approximately 4,000 square feet with the main floor, basement and a loft. It is built with a foundation of Styrofoam block filled with concrete. The walls are also of a foam nature providing excellent insulation and then are faced inside and out with half logs. The inside supports and roof structure are of log. The home contains too many amenities to mention.

The home is heated by propane, forced air with central air conditioning and a central vacuum system. It contains both smoke and carbon monoxide detectors.

68





There are three (3) gas fireplaces with remote controls throughout the home.





The beautiful cabinets throughout the home are made of Hickory wood.



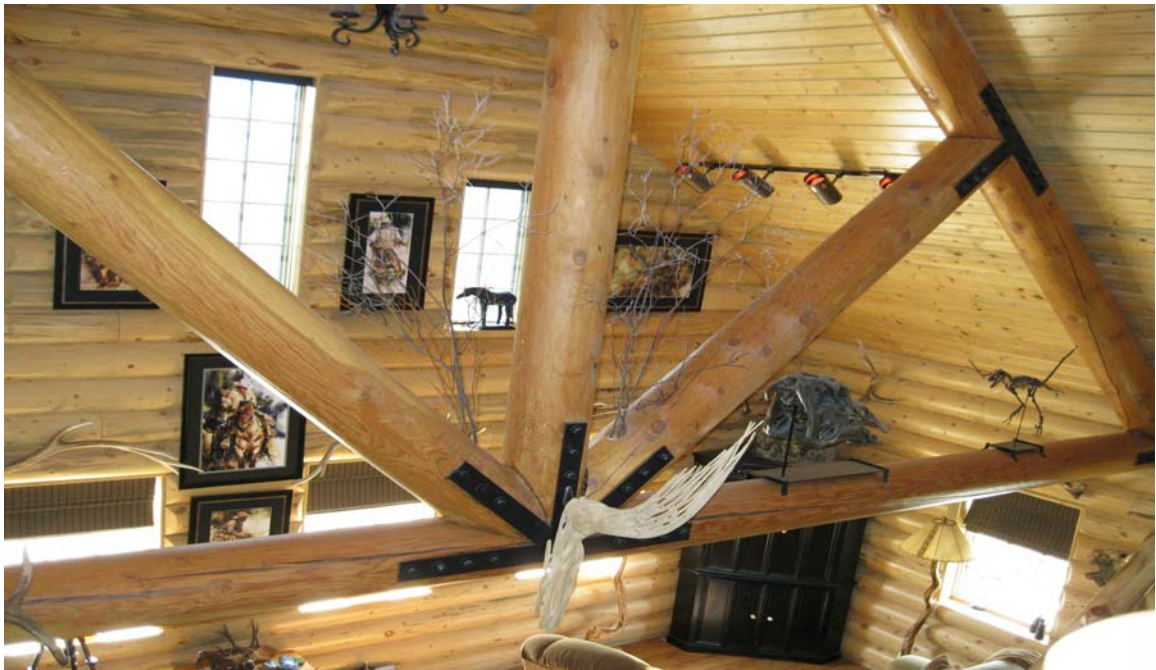


Included in the sale are all the kitchen appliances including refrigerator, ovens/cook top, dishwasher (two compartments), microwave oven and even a wine cooler. The two ovens are electric and the cook top is propane gas. Counter tops are granite.



The owner created much of the furniture throughout the home using wood material collected around the area.





The floor in the upstairs bathroom is granite and there is a jetted tub.





Attached to the home is a Quonset that acts as a garage and shop area.





TAXES: 2010: \$2,071.55

BROKER

COMMENTS: Big game hunting is available on the Forestland and the Wilderness area. It is rare for a home of this kind to become available in this desirable area along the Rocky Mountain Front with all the recreational possibilities so near.

PRICE: \$735,000.00 Cash.

DISCLOSURE: The information contained herein has been supplied by the Owner to Holiday Realty and/or compiled by Holiday Realty from other sources believed to be reliable. This information is not guaranteed to be accurate and the reader of this information should independently verify all such information.