



## Horse Property Near Canyon Ferry Lake, Broadwater County, Montana, 50.00 Acres

**\$1,449,000**

- Agriculture, Big Game, Equestrian, Fishing, House

Privacy, Seclusion, and views galore! This 50 acre agricultural property has stunning views of the Big Belt and Elkhorn Mountains. Nestled in the trees near a creek and springs, this property is perfect for grazing horses and cattle. The custom home is very spacious and beautiful. The large windows create an amazing outlet to the lovely setting. There is a vast amount of storage in this home and the three car garage is finished and heated. There is a horse barn with a tack room as well as a large storage shed. The property is just a few minutes Canyon Ferry Lake and White Earth Campground. There is a boat launch that you could be to within five minutes. The property is only about 22 miles from a major airport, hospital, and shopping.

### Main Info

- Street Address : 320 Filson Road
- Lot Size Acres : 50.00 Acres
- Postal / Zip Code : 59647
- Lot Size Square Feet : 2178000 square feet
- State / Province : Montana
- Dwelling : Yes
- County : Broadwater
- (Assessor) Parcel Number : 0007001321
- Closest City : Winston

### Home Info

- Year Built : 1997
- Building Features : Storage Shed, Barn
- Square Feet Main House : 5146 square feet
- Half Baths : 3
- Bedrooms : 5

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#### Taxes

Tax Year : 2019

Estimated Taxes per year are \$3,225.00

#### Broker Info



#### Leanne Bodell

Clearwater Properties

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Full-Time Real Estate Broker licensed in both Montana and Wyoming; Knowledgeable and professional; Member, National Association of Realtors; Member, Montana Association of Realtors; Member, Wyoming Association of Realtors; Member, Lewistown Board of Realtors; Member, Great Falls Association of Realtors; Member, Gallatin Association of Realtors; Member, Montana Regional MLS; Member, Billings Association of Realtors; Member, Helena Association of Realtors; Member, Northwest Wyoming Association of Realtors; Member, Teton Board of Realtors; Member, Sheridan County Board of Realtors; Certified Residential Specialist (CRS); Graduate of Realtors Institute (GRI); Resort and Recreation Specialist (RRS); Born and raised in Meagher County, Montana. Specializing in residential, new construction, commercial, land, subdivisions, farm and ranch, horse properties and recreational properties. Enjoys spending time outdoors, working on the ranch, and spending time with her husband and three children.

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