



## Never Done Ranch, Golden Valley County, Montana, 173.00 Acres

**\$949,000**

- Big Game, Wildlife Viewing

Craving privacy, look no further than this 173-acre property, located 11 miles East of Lavina & 45 minutes North of Billings. This 4,300 sq ft, 4 bedroom, 2 bath home is perfectly situated overlooking a beautiful coulee, surrounded by ponderosa pines. Enjoy the sunrises on the front porch while elk bugle in the fall or watch pheasants meander through the junipers. 10 natural springs come together in the coulee to create scenic marsh for the wildlife. Stay cozy inside with the choice of wood or gas fireplace, or geothermal heating. Perfect for livestock or horses, the fenced perimeter & multiple pastures offer ample space for rotation. Plenty of level ground for building your dream barn or shop. Situated minutes to the Musselshell River, State & BLM ground its ideal for outdoor enthusiast.

### Main Info

- Street Address : 72 Pioneer Trail
- Lot Size Acres : 173.00 Acres
- Postal / Zip Code : 59046
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 1259600000
- County : Golden Valley
- Closest City : Lavina

### Home Info

- Year Built : 1993
- Square Feet Main House : 4312 square feet
- Bedrooms : 4
- Building Features : Storage Shed, Outbuildings
- Baths : 2

Buyer & agent to perform due diligence. Information provided by outside source, deemed reliable but not guaranteed by Clearwater Mt Properties. Original home site built mid 1970's, addition early 2000's. Flying S Title & Escrow of Montana-Roundup

#### Taxes

Tax Year : 2023

Estimated Taxes per year are \$1,429.00

#### Broker Info



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