

The Ranchette You Want



\$ 395,000

2443 S 25TH ROAD, Ballantine, MT 59006

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- » **Beds:** 3 | **Baths:** 1 Full, 1 Half
- » **MLS #:** 260720
- » Farm/Ranch | 1,814 ft²
- » 2 small creeks run through property
- » 35+ acres
- » 24 acres irrigated
- » 4+ pastures
- » 24' x 160' shop/barn with 2BD/1BA apartment

This is a great ranchette to run a small cattle or horse herd. It consists of 35.17 acres, with 24.22 of those acres irrigated. The property has two small creeks that run through the Northwest corner of the property, so you have year around water for your livestock. The largest irrigated meadow has concrete diversion ditches to make flood irrigating a breeze and could make a nice hay field. The property is fenced and cross fenced into approximately 4 pastures, so you can rest and rotate your pastures to prevent over grazing.

The main house was built in 1996 and is a 2 story home with 3 bedrooms and 2 bathrooms. It has a nice country charm to it with a great kitchen for entertaining and a bonus sun room that can serve as an office or den. The property has an RV hook up along with septic disposal for it. The property has a grain silo to store your grains and a small livestock shed. There is a 24 foot by 160 foot barn/shop that was built in 1980 with a large 2 bedroom, 1 bath apartment in it. It also has a chicken coop built into it. Near the barn you will find a set of corrals for your livestock handling needs. All information deemed to be reliable, buyer to verify. Co-listed with Stacie Wells (406) 671-5937. Website <http://www.2443s25throad.is-4u.com/>

