

**461 Highway 16 - Glendive, MT 59330 - Out of Town**

MLS: 331097 - SFB - Active - \$790,000

<b>MLS #:</b>	331097	<b>File #:</b>	
<b>Status:</b>	Active	<b>Status Changed:</b>	12/27/2023
<b>List Price:</b>	<b>\$790,000</b>	<b>Org. List Price:</b>	\$950,000
<b>Listing Type:</b>	For Sale	<b>Property Type:</b>	Single Family Building
<b>Style:</b>	1 story + basement, Bungalow	<b>Zoning:</b>	Residential
<b>Subtype:</b>	Farm & Ranch 20+		
<b>HOA/Month:</b>	0.00		

**General Listing Information:**

<b>Beds:</b>	2	<b>Sq Ft Total:</b>	1,924	<b>Acres:</b>	173
<b>Full Baths:</b>	1	<b>Sq Ft Main:</b>	880	<b>Lot Sq Ft:</b>	7,535,880
<b>1/2 Baths:</b>	0	<b>Sq Ft Level 2:</b>	276	<b>Lot Dim:</b>	
<b>3/4 Baths:</b>	0	<b>Sq Ft Lower:</b>	768	<b>Frontage:</b>	
<b># Garage:</b>	0 Detached, Insulated, Finished	<b>Sq Ft Other:</b>	0	<b>Depth:</b>	
<b># Carport:</b>	0	<b>Sq Ft Unfinished:</b>	0	<b>Yr Built:</b>	2007
<b>Seller Financing:</b>		<b>Sq Ft Source:</b>	County Records	<b>Yr Remodeled:</b>	
<b>Main Bdrm Lvl:</b>	Main	<b>Basement:</b>	Partial Basement, 100% Finishec	<b>Total Rooms:</b>	5

**Floorplan & Room Dimensions:****Location Information:**

<b>Address:</b>	461 Highway 16 - Glendive, MT 59330	<b>Avg. Mo. Utilities:</b>	
<b>Area:</b>	Out of Town	<b>School District:</b>	
<b>County:</b>	Dawson	<b>Township:</b>	
<b>Subdivision:</b>		<b>Parcel ID#:</b>	16-2612-01-3-03-01-0000, 16-2612-12-2-02-01-0000
<b>Flood Zone:</b>		<b>Taxes/Yr.:</b>	\$2,061 (2023)
<b>Legal Desc.:</b>	S01, T16 N, R55 E, SW4 LESS .5 SCHOOL LESS 26.5 A SOLD CONT 133.0 AC,S12, T16 N, R5	<b>GPS:</b>	N47° 9.996' W104° 42.312' 47.16659770 -104.70519870
<b>Directions:</b>			

**Construction Information:**

<b>Construction:</b>	Siding-Wood	<b>Roof Type:</b>	Architectural Shingle	<b>Foundation:</b>	Poured-wall
<b>Heating:</b>	Baseboard-Electirc	<b>Cooling:</b>	Wall Unit		

**Comments/Remarks: Beautiful home with shop, outbuildings, creek on 173 acres**

**Public Descr.:** Located approximately 5 miles from the city of Glendive on Highway 16 sits this beautiful 2 bedroom 1 bath home on 173 acres with Deer Creek running through the property. The 1924 sq' main house was constructed in 2007 and is handicapped accessible. The 880 sq' main level of the home consists of an open floor plan with a living room, dining area, and kitchen which features vaulted ceilings and countryside views. There is a large master bedroom with a walk-in closet and a full bathroom with a clawfoot tub also on the main level. The 768 sq' basement consists of one large room and a utility closet that houses the water heater. The 276 sq' upper level features a loft that is currently used for storage and a second bedroom. Also on the property is a guest house constructed in 1928 and consists of an entrance, kitchen, dining area, living area, 2 bedrooms, and a bath. (This home has no warranty as to condition but it does function and is currently occupied. The remaining outbuildings include a 1600 sq' heated and finished garage/workshop, well house, and several lean-tos for livestock and corrals. There is a gravel pit previously used to pave Highway 16 on the property.

**Utilities Services:**

**Utilities:** Garbage Collection, Power: MDU, Septic, Water: Private Well

**Features:**

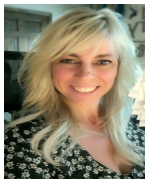
**Features Prop.:** Fenced- Full, Guest House, Out Building, Outdoor Lighting, Porch- Covered, Stream on Property, Trees, Views (Panoramic), Views of Makoshika St Park, Work Shop

**Features Int.:** Ceiling Fans, Countertops- Laminate, Flooring- Carpet, Flooring- Linoleum, Walk-in Closets

**Appliances:** Dishwasher, Dryer, Microwave, Oven/Range- Electric, Refrigerator, Washer, Water Heater- Electric

Listed By: Lisa Kjelstrup - United Country Montana Dakota Real Estate

If you have any questions or would like more information about this listing or any other listings in the MLS, please contact:



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