



\$4,500,000

SHEPHERD, MT, 59079

<https://billingsrealtybrokers.com>

S28, T03 N, R28 E, C.O.S. 3105, PARCEL 1; S28, T03 N, R28 E, C.O.S. 2751, PARCEL 3B, AMD (25) OUTDOOR PARADISE: Bird & Game Hunting, Bass Fishing on Private Lake, Private Minnow/Crawfish Ponds, Private access to Yellowstone River! Montana Rustic Home 6,000+ sq ft with Caretaker Cottage. Dry land triticale crops, pheasant preserve. Experience [...]

- 4 beds
- Diversified
- Farm and Ranch
- Active
- 6071 sq ft

Basics

Category: Farm and Ranch

Status: Active

Half baths: 1, 0 half bath

Year built: 2000, Existing

Baths Full: 4

DOM: 126

Type: Diversified

Bedrooms: 4 beds

Area: 6071 sq ft

Township: 03 N

County Or Parish: Yellowstone



Building Details

Water: Cistern

Garage Description: Attached

Exterior material: Drivit

Amenities & Features

Cooling: Central **Style:** 2 Houses,2 Story

Heating: Propane **Gas:** Yes

Electric: Yes **Features:** Appliances, Basement, Fireplace, Laundry Hook-Up, Refrigerator

Miscellaneous

Virtual Tour Link:

<https://nathansatran.hd.pics/10052-Floating-Island-Way/idx>

Showing Instructions: Agent Must Accompany,Appointment Needed,Call Agent

Miles To School: 7

Possession: At Closing

Parcel Number: D12651

List Office Name: Coldwell Banker The Brokers

Improvements: Bank Stabilization, Mosquito Control, Predator Mgmt, Water Quality, Floating Islands

Fees and Taxes

Tot Taxes: \$10,437

