



\$2,850,000

## 40, CATARACT, OTHER-SEE REMARKS, MT, 59631

<https://billingsrealtybrokers.com>

Lengthy, Call LA, hosted in Supplemental Docs, S17, T06 N, R05 W, ACRES 50.62, ROSE PLACER MS 2313, LESS F520A for the house parcel! Have you ever dreamed of owning a property that was large enough to offer significant privacy, with a fishable creek & ponds; backing up to USFS lands. These 286 appx. acres [...]

- 2 beds
- 1.00 bath
- Residential W/Land
- Residential
- Active
- 1350 sq ft

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### Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 1.00 bath

**Area:** 1350 sq ft

**Year built:** 1932, Established

**Baths Full:** 1

**DOM:** 121

**Type:** Residential W/Land

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size:** 12458160 sq ft

**Zone:** Other

**County Or Parish:** Other-See Remarks

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## Building Details

**Basement Finish:** Unfinished

**Garage Description:** None

**Sq Ft Basement:** 450 sq ft

**Basement:** Walk

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## Amenities & Features

**Sewer:** Other

**Style:** Ranch

**Cooling:** None

**Heating:** Gas Forced Air,Propane

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## Miscellaneous

**Virtual Tour Link:** <https://youtu.be/Fiplj0w6dPA>

**Showing Instructions:** Appointment Needed,Call Agent

**Parcel Number:** 0000000915

**Possession:** At Closing

**Subdivision:** None

**List Office Name:** Berkshire  
Hathaway - Bozeman

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## Nearby Schools

**Junior High School:** Other

**Elementary School:** Other

**High School:** Other



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# Fees and Taxes

**Tot Taxes:** \$2,672

