



\$2,600,000

## JOLIET, MT, 59041

<https://billingsrealtybrokers.com>

S07,T04S, R23E, TR E-1 COS 2315 Offered for the first time in 4 generations, the 98-acre Mydland Farm on Rock Creek is a legacy property adorned with water and wildlife, and teeming with potential. The south portion features a quarter-mile of premier Rock Creek frontage, a meandering spring creek, sloughs, and riparian habitat home to [...]

- 4 beds
- 1.00 bath
- Residential W/Land
- Residential
- Active
- 1539 sq ft

## Basics



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 1.00 bath  
**Area:** 1539 sq ft  
**Year built:** 1920, Existing  
**Baths Full:** 1  
**DOM:** 77

**Type:** Residential W/Land  
**Bedrooms:** 4 beds  
**Half baths:** 0 half baths  
**Lot size:** 4277592 sq ft  
**Zone:** Agriculture  
**County Or Parish:** Carbon

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## Building Details

**Basement Finish:** None  
**Color:** White  
**Number of Levels:** 2  
**Basement:** None  
**Roof:** Asphalt, Shingle

**Sq Ft Basement:** 0 sq ft  
**Other Structures:** Barn,Corrals,RV Storage,Shop  
**Garage Description:** Oversized,Shop  
**Exterior material:** Hardboard

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## Amenities & Features

**Sewer:** Septic Tank  
**Style:** 2 Story  
**Heating:** Gas Wall,Other,Propane

**Cooling:** None  
**Tot Fireplaces:** 1  
**Exterior Features:** Water Frontage

**Features:** Additional Parking, Ditch Rights, Fenced, Irrigation Water, Well

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## Miscellaneous



**Restrictions:** See  
Deed

**Virtual Tour Link:**  
<https://www.propertypanorama.com/instaview/bmt/347474>

**Possession:** At  
Closing

**Showing Instructions:** Call Agent

**Subdivision:** NA

**Parcel Number:** 0001622300

**List Office Name:**  
Real Estate Hub LLLP

**HOA Included:** None

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## Nearby Schools

**Junior High School:** Joliet

**High School:** Joliet

**Elementary School:** Joliet

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## Fees and Taxes

**Tot Taxes:** \$1,504

