

MLS: 102595

Status: Active

ResidentialProperty

Address: 576 Wapiti Ridge Trail

Price \$449,000

City: **Lewistown** Tax Year: **2015**
 State: **MT** Taxes Apx: **348**
 Zip: **59457**
 County: **Fergus**
 Zoning: **None**
 HOA/Condo Fee: **0**
 Fee Assessed: **0** Auction: **No**
 SIDs: **No** CCRs: **No**
 Assessors Code:
 Exemptions:

Photos**Maps**

Lot Size: **131 Acres (+/-)**
 Lot Size Range: **>9000 SF**
 Acres-Apx: **131.00**
 Total Acres Range:
 Survey: **Yes**
 Condo: **No**
 Prop Type: **See Remarks**
 Year Built: **63**
 Rooms #: **4**
 Bedrooms: **2** Full Baths: **1**
 Total Baths: **1.00** 1/2 Baths: **0**
Approximate Square Footage Excluding Garage
 APX SF - Total: **860**
 APX SF - U: **0**
 APX SF - M: **860**
 APX SF - L: **0**
 APX SF - B: **0**
 Square Footage **Courthouse**

Room	Lv	Fireplace
1 Bedroom	M	

Avg Util. Monthly:
 Avg Water Monthly:
 Waterfront Type:
 Body of Water:
 Views: **Meadow, Mountains, Wooded**
 Road Type: **Unpaved, Gravel**
 Road Access:
 Water Source: **Spring**
 Sewer: **Septic**
 Style: **See Remarks**
 Construction: **Manufactured**
 Exterior: **Wood**
 Garage: **2 Car, Detached, Insulated**
 Roof: **Metal**
 Attic: **None**
 Basement: **None**
 Foundation: **Block**
 Appliances: **None**
 Features:
 Fuel: **Electric**
 Heat: **Baseboard**
 Cooling: **None**
 Water Heater: **Electric**
 Possession: **Upon Closing**
 Terms: **Cash, New Loan, Trade/1031 Exch**

Virtual Tour URL:

Title Company: **First American Title**

Public Remarks: **Very nice mountain property, small creeks, springs and natural ponds. Beautiful setting with timber and meadows, Whitetail and Mule Deer, Elk, Moose, Black Bear, Coyotes, Lions and Bobcats. The property borders a section (640 acres) of State Land, and is directly across the county road (Red Hill) from Forest Service access. Fabulous hunting property. There is a trailer on site but is uninhabitable, should be removed or burned.**

Legal Desc: **Tract 2 Located in SE4NE4, E2SE4, E2SW4SE4, SW4SW4SE4, S35, T13NR19E. COS# 621**

Directions: **Take Spring Creek Road south of town then to Red Hill Road to the Snowy Mountains, 22 miles from the edge of town. Signs along road.**

Agent Int: **Yes** Agent Owned: **Yes**