

MLS: 103999

Status: Active

## ResidentialProperty

Address: 598 Single Pine Road

Price \$449,000



## Photos

## Maps

Lot Size: **48 Acres**  
 Lot Size Range:  
 Acres-Apx: **48.15**  
 Total Acres Range: **8.01 - 40 Acres**  
 Survey:  
 Condo: **No**  
 Prop Type: **Residential w/Acres**  
 Year Built: **1996**  
 Rooms #: **9**  
 Bedrooms: **3** Full Baths: **2**  
 Total Baths: **3.00** 1/2 Baths:  
**Approximate Square Footage Excluding Garage**  
 APX SF - Total: **3456**  
 APX SF - U: **0**  
 APX SF - M: **1728**  
 APX SF - L: **0**  
 APX SF - B: **1728**  
 Square Footage **Courthouse**

Room	Lv	Fireplace
Living Room	M	
Dining Area	M	
Kitchen	M	
1 Bath	M	
2 Bedrooms	M	
Master Bedroom	M	
Master Bath	M	
Laundry Room	M	
Utility Room	B	

City: **Lewistown** Tax Year: **2020**  
 State: **MT** Taxes Apx: **2139**  
 Zip: **59457**  
 County: **Fergus**  
 Zoning:  
 HOA/Condo Fee: **0**  
 Fee Assessed:  
 SIDs: Auction: **No**  
 Assessors Code: CCRs:  
 Exemptions:

Avg Util. Monthly:  
 Avg Water Monthly:  
 Waterfront Type:  
 Body of Water:  
 Views:  
 Road Type:  
 Road Access:  
 Water Source: **Well Drilled**  
 Sewer: **Septic**  
 Style: **Ranch**  
 Construction: **Frame**  
 Exterior: **Vinyl**  
 Garage: **2 Car, Attached**  
 Roof: **Comp Shingles**  
 Attic:  
 Basement: **Full, Unfinished**  
 Foundation: **Concrete**  
 Appliances: **Oven/Range, Refrigerator, Dishwasher**  
 Features: **Pantry, Deck, View**  
 Fuel: **Propane**  
 Heat: **Hot Water**  
 Cooling:  
 Water Heater:  
 Possession:  
 Terms:  
 Virtual Tour URL:  
 Title Company: **TBD**

Public Remarks: **Cottonwood creek runs through this 48 acres property within 8 miles from Lewistown. Home is a well built 3 bedroom, 3 bath home, master bedroom with master bath, open kitchen, dining, living areas, main floor laundry, unfinished basement with lots of potential. Covered front deck to take advantage of the distant mountain views, fenced in garden area, extra gravel area to park the RV. Land is fairly flat and an usable for agriculture or range animals. Plenty of wildlife cross the property looking for access to the creek.**

Legal Desc: **S18, T14 N, R18 E, PT W2NE4, PT E2NW4, SURVEY #405, Approx 32.147 acres, S07, T14 N, R18 E, PT S/2SE/4SW/4 SURVEY #405, Approx 16 Acres**

Directions: **From Lewistown drive Southwest on Casino Creek Drive 2 miles until the pavement ends at Sand Hill Road. Turn right onto Sand Hill Road and follow it for 5 miles to Single Pine Road. Veer to the right on Single Pine Road and you will come to this property on your right.**

Agent Int: **No** Agent Owned: **No**