

MLS: 103912

Status: Active

## ResidentialProperty

Address: 9818 Hanover Rd

Price \$899,000



## Photos

## Maps

Lot Size: **196 ac**  
 Lot Size Range: **>9000 SF**  
 Acres-Apx: **196.00**  
 Total Acres Range:  
 Survey:  
 Condo: **No**  
 Prop Type: **Residential w/Acres**  
 Year Built: **2012**  
 Rooms #: **8**  
 Bedrooms: **2** Full Baths: **2**  
 Total Baths: **2.00** 1/2 Baths:

**Approximate Square Footage Excluding Garage**APX SF - Total: **1800**APX SF - U: **0**APX SF - M: **1800**APX SF - L: **0**APX SF - B: **0**

Square Footage

Room	Lv	Fireplace
Living Room	M	
2 Bath	M	
2 Bedrooms	M	
Dining Area	M	
Kitchen	M	
Laundry Room	M	
Storage/Mech	M	
Utility Room	M	

City: **Lewistown** Tax Year: **2019**  
 State: **MT** Taxes Apx: **1700**  
 Zip: **59457**  
 County: **Fergus**  
 Zoning:  
 HOA/Condo Fee: **0**  
 Fee Assessed:  
 SIDs:  
 Assessors Code:  
 Exemptions:  
 Auction: **No**  
 CCRs:

Avg Util. Monthly:  
 Avg Water Monthly:  
 Waterfront Type: **Pond**  
 Body of Water:  
 Views: **Mountains, Pond**  
 Road Type: **Gravel**  
 Road Access: **Private**  
 Water Source: **Well Drilled**  
 Sewer: **Septic**  
 Style: **Cabin**  
 Construction: **Frame**  
 Exterior: **Vinyl, Metal**  
 Garage: **2 Car, Attached**  
 Roof: **Metal**  
 Attic:  
 Basement: **None**  
 Foundation: **Wood, Piers**  
 Appliances: **Dishwasher, Oven/Range, Refrigerator**  
 Features: **Fenced Yard, Fireplace, Pantry, Patio, View**  
 Fuel: **Propane**  
 Heat: **Radiant Heat**  
 Cooling:  
 Water Heater:  
 Possession: **After Closing**  
 Terms: **Cash, New Loan**

Virtual Tour URL:  
 Title Company: **TBD**

Public Remarks: **Incredible bird sanctuary only 15 minutes from Lewistown! Owners of this property have went above and beyond to create extensive bird habitat. 25,000 trees to form sprawling shelter belts with plenty of nesting cover. Private 2.5 acre trout pond with views of 6 different mountain ranges make this property unique and rustic. Multiple dog runs go from the heated garage out into the fenced in dog area. Modern 2 bedroom, 2 bath home with hardwood floors throughout. The master bedroom includes it's own master bath and huge walk-in closet. Second bedroom also has its own bathroom. Just as much work and detail went in to the house as making the habitat that surrounds it. Must see to appreciate this bird and deer hunting property.**

Legal Desc: **S24, T16 N, R16 E, SE4SW4 LESS HIGHWAY, S2NE4SW4 & NE4NW4 LESS HIGHWAY BK 188 PG 323 & E2NW4, N2NE4SW4**

Directions: **From 1st and Main drive west until you reach Highway 191. Turn right and follow until you reach Hanover Rd. Take a left down Hanover Rd and follow for 10 miles until you reach Gies Rd. Turn right on Gies Rd and this property will be on your left.**

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