



# ON THE BANKS OF THE BITTERROOT \$ 995,000



4938 OSPREY LANE, FLORENCE, MT 59833

- 3 BEDROOM, 2 BATH
- 2,016 SQUARE FEET
- 41.837 ACRES
- UNIQUE FEATURES: INCREDIBLE SETTING ON THE BITTERROOT RIVER, PROPERTY IS FENCED AND CROSS FENCED

FOR MORE INFORMATION PLEASE CONTACT US AND REFER TO CMP# 1-807600M



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# ON THE BANKS OF THE BITTERROOT

## \$ 995,000



ENJOY THE BEST THE BITTERROOT HAS TO OFFER! THIS EXCEPTIONAL PROPERTY IS READY FOR YOUR HORSES. THE THREE PARCELS TOTAL APPROXIMATELY 41 ACRES, WITH A COMBINATION OF PASTURE, TREED LAND, WITH COTTONWOODS AND PINE TREES, AND BEST OF ALL BITTERROOT RIVER FRONTAGE. RELAX ON THE DECK WHILE ENJOYING THE INCREDIBLE MOUNTAIN VIEWS. SEE WHITETAIL DEER, BEARS, TURKEYS, GEESE AND DUCKS RIGHT IN YOUR YARD! NOT ONLY IS THIS PRIME WHITETAIL DEER HUNTING COUNTRY THERE IS ALSO WOULD CLASS TROUT FISHING RIGHT OUT YOUR DOOR. THIS WELL MAINTAINED CEDAR SIDED HOME HAS 3 BEDROOMS AND 2 BATHROOMS, WITH AN OPEN LIVING, DINING, KITCHEN AREA PERFECT FOR ENTERTAINING. THE YARD IS BEAUTIFULLY LANDSCAPED WITH MATURE APRICOT, PEAR, AND APPLE TREES.

### ADDITIONAL PROPERTY INFORMATION

**ACRES: 41.837 +/-**

**LEGAL: IN NWSW INDEX 38 & 28 FLORENTINE ACRES LOT 35 16.88 AC, IN W2W2 IN SENW INDEX 25 FLORENTINE ACRES LOT 17 CS#340, IN S2NW INDEX 22 FLORENTINE ACRES LOT 14 CS #350 10.538 AC**

**WATER FRONTAGE: BITTERROOT RIVER**

**CCR'S: No**

**HOA DUES: NONE**

**OTHER PERTINENT INFO: PROPERTY INCLUDES RANGE, RANGE HOOD, REFRIGERATOR, DISHWASHER, WINDOW TREATMENTS, HOT TUB, WOOD STOVE**

**TERMS: CASH**

#### IMPROVEMENTS - RESIDENCE:

**SQUARE FOOTAGE: 2,016 +/-**

**BEDROOMS: 3**

**BATHROOMS: 2**

**WATER: PRIVATE WELL**

**IRRIGATION RIGHTS: FROM BITTERROOT RIVER**

**SEWER: PRIVATE SEPTIC**

**OTHER: PROPERTY IS FENCED AND CROSS FENCED, 8 X 24 POLE BARN, 16 X 40 HAY BARN, 10 X 12 SHED**