

**Residential** **LP \$650,000**  
**ML# 314663 Active** **91 Bay Horse Road**  
**Other-See Remarks, MT 59314**

Type: **Residential W/Land** Total SqFt: **2,956**  
 Style: **2 Story** \$/SqFt: **\$219.89**  
 Area: **(99) All Other Areas/See Remarks**  
 County: **Powder River** Tot # Beds: **4**  
 Elementary: **Other** Tot F/HBaths: **3 / 0**  
 Junior High: **Other** Tot # Shwrs: **3**  
 High School: **Other** Tot # Firepl: **1**  
 Bsmt Type: **None** Year Built: **2007**  
 Bsmt Fin: **None** # of Floors:  
 Garage: **0 / None**  
 Oth Strctr: **Barn, Corrals, Shop**  
 Taxes: **\$0** Annual SID: **\$0** Water Avg: **\$0**  
 Tax ID: **0001060149** SID Payoff: **\$0** Gas Avg: **\$0**  
 HOA Fee: **\$0** Electric Avg: **\$0**  
 HOA Includes: **None**



**Public Remarks:** This property is located in Biddle, MT. Custom built, beautiful 4 bed/3 bath, 2956+/-sqft log home with large 1700+/-sqft surround deck and great views! This home and 20+/- acres listed for \$650,000 can be surveyed off of larger 200+/- cow/calf pairs rated cattle ranch. Large arena, great for roping and riding. Buyer could put in bucking chutes if desired. Shop area has space for horse stalls, parking and could be used for mechanical work. Horse property, hunting, recreational. Nearby Dept of State Lands and BLM land. This home, 20+/- acres, outbuildings MLS#314663 can be sold with the larger ranch of 4004.87+/- acres MLS#314739 listed for \$3,204,000. Total cost of home and 20+/- acres, outbuildings and ranch \$3,854,000.

**Directions:** From Biddle, MT, take Hwy 59 south 3 miles. Turn west onto Bayhorse/Bowers Creek Rd, go 4 miles west to fork taking left and continuing 4.3 miles. Turn left to go 1.3 miles to house and buildings.

	<u>Main</u>	<u>Upper</u>	<u>Lower</u>	<u>Bsmt</u>		<u>Main</u>	<u>Upper</u>	<u>Lower</u>	<u>Bsmt</u>
SqFt:	2,050	906	0	0	HBaths:	0	0	0	0
Bedrs:	2	2	0	0	Shwrs:	2	1	0	0
FBaths:	2	1	0	0	Firepl:	1	0	0	0

<u>Room</u>	<u>Level</u>	<u>Flooring</u>	<u>Features</u>	<u>Description</u>
		Hardwood, Tile, Wood Laminate	Closet, Cupboards, Deck, Jetted Tub, Lighting, Patio Door, Shelving, Sink, Solid Surface Counters, Vaulted Ceiling, View, Walk-In, Wood Fireplace	Eating Area, Large, Bath, Kitchen, Mud Room, Reading Area, Sitting Area, Storage Suite, Walk-In

Lot Size: **871,200** Acres: **20.00** Zone: **Other**  
 Lot Description: **Slope, View**  
 Subdivision: **none** Restrictions:  
 Alley: **No** Fenced: **No** Undgrd Sprink: **No** Well Lawn: **No**  
 Legal Description: **A 20+/- acre parcel in the SE4, S24, T09 S, R50 E as per Powder River County Montana records**

Oven Range: **Yes** Refrigerator: **Yes** Dishwasher: **No** Microwave: **No**  
 Range: **Established** Factory Built: **No** Oth Appl: **Dryer, Washer**  
 Built Info: **Metal** Color:  
 Roof: **Gas Forced Air, Propane** Siding: **Log**  
 Heating: **Domestic Well** Cooling: **Central**  
 Water: **Deck, Front Porch** Sewer: **Septic Tank**  
 Exterior Feat: **Additional Parking, Deck or Patio, Laundry, RV Parking, W/D Hookups, Well, Wood Fireplace** Interior Feat:  
 Misc Features: **Not on File** Disclosure: