



Total Acres: 38 +/-

Year Built: 1986 manufactured home on a concrete foundation. Completely remodeled in 2015

Details: New ColorLok siding, Anderson windows, kitchen cabinets, appliances, flooring, and a master bath in 2015. New carpet and interior paint 2022. New steel roof 2017+/-

Total Sq. Ft.: 1,456+/-

Bedrooms: 3 **Bathrooms:** 2

Improvements: See page 2

Garage: Detached 2 stall 24` x 24` w/16` x 7` overhead door built 1983

Heat /Cool: Gas forced air furnace, Blaze King wood stove, portable AC unit

Utilities & Averages: Electric \$88.54 Propane \$650 gallon/year Water \$55.59 High speed fiberoptic on site

2023 Taxes: \$749.47

Property Address

**592 Galpin Road
Nashua, Montana 59248**

\$549,000

List #492MG

The information contained herein was obtained from the owner and the other sources deemed reliable but is not guaranteed. Prospective buyers are advised to examine the facts to their own satisfaction.

Missouri River Realty ~ 111 3rd Street South Glasgow, MT 59230~ 406-228-2273

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List # 492MG

Unique opportunity to own this one of a kind property near Fort Peck Lake. This property is located amongst some of the best fishing and hunting Montana has to offer. Fort Peck Lake is just 6 miles from this property. Recently remodeled 3 bedroom 2 bath home is move in ready. There are several outbuildings to store all of your toys. Also included are the corrals and livestock facilities for your animals.

Outbuildings:

2009 HiQual fabric hoop building - 30`x 65` with 16` x 14` overhead door, dirt floor

1983 Pole barn, 30` x 30` , sliding door, dirt floor

Small grain bin, tack shed, 12` x 16`

Well house, 2 Heated calving sheds, 3 Sided livestock shelter

Corrals and Fencing: Corrals are primarily built with RR ties and steel panels, some have windbreak attached

2 frost-free automatic livestock waterers

Property is perimeter fenced with cross fencing

Personal Property: Stove, refrigerator, dishwasher, microwave, washer, dryer, window treatments, portable AC unit, most furnishings, propane tank and security cameras inside and out



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