



Martini Ranch

This Ranch is truly a Rare Find In Richland County, MT!



The Martini Ranch offer many possibilities to multiple types of buyers. Located in the heart of Montana's oil activity and only minutes from North Dakota's oil's boom!



The ranch lies just outside of Sidney's city limits, only a short distance off of HWY 16 to the ranch entrance, making its location very desirable for an Oil Company, Land Developer or Hobby Rancher. The +/- 214 acres offer an abundance of native grass, meadows, set of good working corrals and well-kept fences. There are 4 good water wells, cabin, bunk room attached to the livestock barn and calving shed that all are in great condition. Shop and garage with plenty of space to expand! Beautiful 3 bedroom, 2 bath home with office and wood stove. Yard is fenced separately and has underground sprinklers.



Sidney's Airport 4 miles
Sidney's downtown 5 miles
Williston, ND 60 miles
Watford City, ND 55 miles
Fairview, MT 13 miles



It is not likely that you'll find this many acres this close to Sidney and build the improvements for less than you can buy this ranch for!

Call Today for all the Information!



The property offers ample space for the Oil Company that is looking for yard spaces and employee or corporate housing.

Interested in Land Developing this would make a great rural subdivision.

Looking for a Hobby Ranch this property has been exceptionally cared for!



Home:

Built in 1955
3 Bedrooms
2 Bathrooms
Office
Dining
Kitchen
Living Room
GFA/CA
Patio
Underground
Sprinklers
Garage

Outbuildings:

Cabin
Bunk Room
Shop
Barn
Granary
4 Wells
Loafing Barn
Corrals
Outdoor shower
2014 Taxes
\$525.80

34653 CR 128, Sidney, Mt

Listing #R8181

Asking Price \$1,700,000.00

Call Today for all the Information!



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