

*20 Acres  
Amazing Views  
Horse Barn & Corrals  
Steel Shop*



*12217 County Road 353A,  
Sidney, MT*

20.19 Acres equipped with all new improvements! Shop, Horse Barn, Home & Pasture!

Acreeage has good grass, good fences, new pipe corrals, pipe runs and pipe round pen.

All pens and runs have automatic water tanks. Horse barn is 30x40x12' and was built in 2014, steel frame, insulated, has electricity, tongue and groove finished tack room, pipe horse tie rail and water. There is a separate grain room, pipe hay feeders. It is a great horse set up. Shop was built in 2014, It is 80x50x16', insulated with 3 large 15x14' overhead doors.

The shop has an office and full bathroom. Shop has 2 - 220 watt electrical panels, lights and plenty of room for your needs. Home is a 2013, 3 bedroom, 2 bath, open kitchen, living room and separate laundry room. This property has amazing views and peaceful setting for you to enjoy!

***Listing Price \$395,000.00***

20.190 Acres  
Artesian Water Well  
Great Grass

2013 Manufactured Home  
3 Bed 2 Bath  
GFA/CA  
Fridge  
Gas Stove/Oven  
Microwave  
Dishwasher  
Clean & Move in ready

Steel Shop  
2014  
80x50x16'  
4,000 sq.ft.  
Insulated  
Tin on the interior  
Lights  
440 watt  
220 plug  
3 overhead doors 14x15'  
Office with full bathroom  
Partial concrete

Steel Horse Barn  
2014  
30x40x12'  
1,200 sq.ft.  
Insulated  
Tin on the interior  
Lights  
220 watt  
Partial concrete  
Tack Room Finished  
Grain Room  
All horse runs and pens are pipe.  
Automatic water tanks in all pens.  
Pipe Round Corral  
Runs and several larger pens.  
Property Perimeter is all fenced.

Property Taxes: \$440.00  
Avg. Electric: \$95.00  
Propane: 1,000-gallon tank



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