

## Three Heart Ranch

\$ 1,200,000



114 Valley Road, Roundup, MT 59072

- » Beds: 5 | Baths: 3 Full
- » MLS #: 297665
- » Agriculture | 4,440 ft<sup>2</sup> | Lot: 1329.96 acres
- » Approximately 1,330 Acres, nearly 690 deeded, and 640 leased!
- » 180 Water Shares from Deadman's Basin and Decreed Water Rights!
- » More Info: [114ValleyRoad.IsForSale.com](http://114ValleyRoad.IsForSale.com)



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**Gated ranch with nearly 2 miles of Musselshell River frontage. Currently 65 acres under pivot with another 10 sub-irrigated and remaining acreage in pasture/timber. Decreed water rights for pivot dating back to mid 1900's. Great smaller ranch operation with prime hunting and recreation potential along with hunting cabin. Cabin is set up with full bath and kitchen along with outdoor entertaining area and could make a great AirBnB. Abundance of wildlife include ELK, deer, & game birds!**

**Property comes with 180 shares from Deadman's Basin allowing for increased irrigating capacity. Acreage adjacent to pivot is hayed and could be easily irrigated with the addition of a wheel line or big guns! 2 ranch gravel pits to maintain the ranch roads. 40'x120' shop includes 40'x40' heated area and 40'x80' equipment storage area. Shop work bench doesn't stay. Calving shed. 640 acre lease is transferable. Approximately 4,440 SqFt home with 5**

