



Address:
1380 Fish Hatchery Rd RD, Lewistown, MT 59457

Price: 599,000

Property Type: Residential

Area: Lewistown

Total Bedrooms: 2

Total Bathrooms: 2

Apx Total SqFt: 1908

Garage Type: Detached

MLS #23-436

What an opportunity! Own your little piece of Montana trout river! 3.3 acres of potential to make this creekside property yours. Watch the trout rising out your backdoor! One of the first properties after the Spring makes this a unique parcel with so much potential. 2 bedroom, 2 bathroom home with an art studio included. Schedule a tour today!

Listing Information

Status Active

Property Information

Realtor.com	Residential - Single Family	Type	Single Family Residence
Baths (Full and 3/4)	2	Half Baths	0
Total Rooms	8	Garage	Yes
Garage Stalls	2	Basement	Partial Basement
Main SqFt	1000 - 1149	Ttl SF Mn Lvl & Abv	1000 - 1499
Permanent Foundation	Yes	Apx Year Built	1975
Apx Basement SqFt	780	Apx 1st Level SqFt	1,128
Apx 2nd Level SqFt	0	# of Acres M/L	3.30
Apx Lot Dimensions	3.3 Acres		

Location & Legal

Legal	S05, T14 N, R19 E, TRACT IN W2NW4 LESS COS #1003		
Taxes	819	Tax Year	2022

Remarks & Directions

Directions From 1st and Main, travel on 1st until it turns into Upper Spring Creek Rd. Follow until you reach Fish Hatchery Rd. Take a right and follow Fish Hatchery Rd until this property right before the bridge on the right.

Compensation

Buyer Agent Comm	2.40	Buyer Agent Comm Type	%
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Details

Equipment Included:	Elec. Oven/Range; Microwave; Refrigerator; Skylites	Warranty Program:	No
Style:	Ranch	Street/Road:	Paved
Heating System:	Hot Water	Flood Insurance:	Not Required
Construction:	Frame	Approximate Age:	26 - 50 Years
Siding:	Masonite	Forms & Disclosures:	Seller Prop Dsclsre
Roof:	Wood Shingle	Radon Test:	No
Heating Source:	Gas	Radon Mtg:	No
Exterior Extras:	River/Stream Front	Financing:	Cash/New Loan
Possession:	Closing		
Water & Sewer:	City Water; Septic Tank		

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