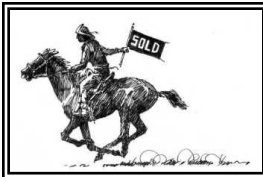


“Buffalo Creek”

7930 Buffalo Creek Road

Custer, Montana 59024



For additional details, contact:

SCOTT R. GROSSKOPF

Broker / Owner

**Member—Landmark of Billings
1925 Grand Avenue, Ste. 144,
Billings, MT 59102**

Office: (406) 248-3101

Cell: (406) 861-4558

Fax: (406) 248-1633

E-mail:

Scott@MontanaRanches.com



7930 Buffalo Creek Road

LOCATION: Only forty-five minutes East of Billings, Montana, on I-94 is the small community of Custer, MT. “Buffalo Creek” is located six miles northwest of Custer on the north shore of the Yellowstone River.

AREA FEATURES: With over a quarter mile of Yellowstone River frontage, this is only the start of the recreation opportunities within reach. A large tract of public land lies to the north of the property with endless hunting, hiking, or horseback riding awaiting.

A few short miles downstream is the confluence of the Big Horn River, one of the best fly fishing rivers in the country. Seventy-five miles south on the Big Horn is the Yellowstone dam and the Big Horn Lake.

ELEVATION: 2,800 feet

CLIMATE: Custer has a thirty year average of precipitation of 13.89 inches annually.

WATER: Domestic well.

IMPROVEMENTS: 3,036 sq. ft. ranch-style home overlooking the Yellowstone River with 4 bedrooms, 3 full baths, and a double attached garage.

House Features:

Main level:

- custom kitchen
- dining room with covered patio access
- living room with a wood stove with rock finishing, and access to the deck & patio
- Master bedroom with deck access
- 2nd bedroom
- 2 full bathrooms



Improvements:



IMPROVEMENTS: House Features:

Basement:

- Third & fourth bedrooms
- Family room—daylight, walk-out, & wood stove insert
- Bathroom
- Bonus room & storage

East side of house: covered patio—opens onto custom patio with fireplace and unencumbered views up and down the Yellowstone River. Access to the garage, dining and living rooms.

Northside deck: access to living room and master bedroom.



IMPROVEMENTS:

- Shop: 24' x 36' metal sided and roof with a concrete floor and power.
- Storage Shed
- Green house and garden area
- Perimeter fenced.

TAXES: \$1,915 for 2016

TERMS: Cash to seller.

PRICE: \$545,000.00

BROKER COMMENTS: This property is very Private! The house sits on a ridge overlooking the Yellowstone River with maintenance free landscaping and metal roof. Would make a great full time or part time home or a recreation getaway with plenty of room to play.



NOTICE: The information contained herein has been supplied by the owner to LANDMARK REALTORS and/or compiled by LANDMARK REALTORS from other sources believed to be reliable. All information contained herein is not guaranteed to be accurate, and the reader of this brochure should independently verify all such information, particularly the number of acres involved, the classifications of those acres, carrying capacity, estimates of production or yields, water rights, etc.