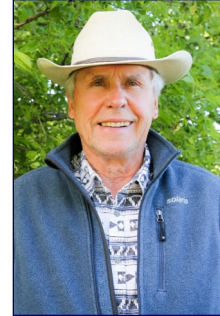




**LANDMARK**  
— REALTORS® —

# HOME & ACREAGE FOR SALE

**100 Cottonwood Road | Roundup | MT | 59072**



**JAKE KORELL**  
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**Landmark Realtors**

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Billings, MT 59102**

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Double wide home on a permanent foundation with walk-out basement unfinished. Nice wrap around deck with 50% covered. Three bedrooms, 2 baths. Two storage buildings—one 8'x12' and the other 12'x18'. Home fenced off from the pasture, all perimeter fenced. Nice 40 acre tract in the wide open spaces. The property is approximately 9.5 miles east of Lavina and 13 miles west of Roundup.

- Mobile—Double Wide
- 3 Bedrooms
- 2 Bathrooms
- 2,464 sq. ft.—Buyer to verify!
- Built in 2006
- Daylight, Full Basement
- Lot Size: 40.35 Acres
- MLS #300801

[MontanaRanches.com](http://MontanaRanches.com)

**\$149,900**

**Information herein deemed reliable, however, is not guaranteed. The sale offering is made subject to errors, omissions, change of price and prior sale and withdrawal without notice in accordance with the law. This property is offered without respect to race, color, creed, national origin or familial status.**

# 100 COTTONWOOD RD



Main Level: 1,232 sq. ft.

- Living room
- Kitchen ~ range, dishwasher, laminate, eating area, slider to deck
- Master ~ carpet, bath
- Two additional bedrooms
- Full bath
- Utility room ~ 220 hook-ups



Basement: 1,232 sq. ft., daylight, walk-out, unfinished

- Wood stove

Additional Features:

- Heating ~ propane
- Central air
- Water ~ well (well pump) / Sewer ~ septic tank
- Skylight
- Wrap around deck ~ 50% covered
- Loafing Shed, 8'x12' shed, 12'x18' shop
- Lot size ~ 40.35 acres—fenced, secluded, trees, level, well lawn
- Taxes ~ \$1,321
- Schools ~ Roundup



# Aerial Map



Map Center: 46° 19' 55.3, -108° 44' 46.52



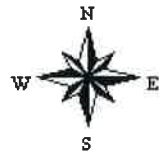
This map is provided as a visual aid only  
and accuracy cannot be guaranteed.  
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Maps Provided By:



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**29-7N-24E**  
**Musselshell County**  
**Montana**



9/6/2019