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Previous Next · 2 of 2 · Checked 0 · All · None

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000 Wild Horse Road, Clyde Park, MT 59018

Listing

CONFIDENTIAL DOCUMENT - BIG SKY COUNTRY MLS MEMBER USE ONLY ALL FIELDS DETAIL REPORT



MLS#: 369203 **Class:** Land
Status: Active **Type:** Vacant Land
Asking Price: \$1,500,000 **# of Acres:** 156.780
Original Price: \$1,500,000 **Price/Acre:** \$9,568
Address: 000 Wild Horse Road
Address 2: Tract E of Certificate of Survey No. 1909, located
City: Clyde Park
State: MT
Zip: 59018
Area: 6SV - Liv Area - Shields Valley
County: Park
Subd/Complex: Other
Legal: S31, T02 N, R09 E, C.O.S. 1909, PARCEL E, ACRES 156.78
Directions: 89 North of Clyde Park, 2 miles turn West at O'Halloran Road, 2 miles turn left Wild Horse Road, 1/2 mile to Gate at # 87 Wild Horse Rd. = NW corner of the Property. North and East lines are fenced



1 / 31 Crazy Mountain view

GENERAL LISTING INFORMATION

Input Date: 04/29/2022 07:45 AM	Update Date: 04/29/2022
Listing Date: 04/06/2022	Expiration Date: 04/01/2023
Agent 1: Vivian Bridaham Banta Ph:(406) 580-7516	Administrative Fee:
Office 1: Big Sky Sotheby's - Bozeman Ph:(406) 586-6688	Selling Office Fee: 2.75
Agent 2:	Dual/Variable Comm: No
Office 2:	Listing Type: Exclusive Right to Sell
Agent 3:	Short Sale/Foreclosure: Neither
Office 3:	

PROPERTY DETAILS

Parcel Tax ID#: 0005907030	HOA: Subdivision
Additional Parcel Tax IDs	HOA Amount: 00
HOA Fee Includes:	HOA Pay Period:
Zoning: AR - Agricultural & Rural Residential	Livestock Permitted: Yes
Possible Use: Pasture, Residential	Flood Plain: No
Mobile Manufactured: Not Allowed	Public Land Adjacent:
Modular: Not Allowed	Covenant Y/N: Yes
Exceptions:	Covenant Description:
Conservation Easements: No	Ownership: Full
Showing Instructions: drive Bridger Canyon to Brackett Creek to Clyde Park. 2 miles N. Clyde Park, W.: O'Halloran Rd	

MISCELLANEOUS

Days On Market: 77	Realtor.com: Yes
CDOM: 77	IDX Include: Yes
Owner Name: Thompson	IDX Include Address: Yes
ListHub: Yes	VOW Comment: No
Automated Valuation: No	

FEATURES

Fencing: Barbed Wire	Area Amenities:
Topography: Hillside, Rolling, Sloping	Buyer Responsibility: Private Well, Septic
View: Farm Land, Mountains, Rural, Southern Exposure, Valley	Utility Services: Electricity to Lot
Road Access: Gravel	Water Amenity On/Adj: None

AGENT INFORMATION

Agent Only Remarks

156 acres of Open, peaceful, wild land with amazing views of the Bridger Mountains and the Crazy Mountains. Underground power to the parcel. Please see Associated Docs with all of the detailed reports. Bridge Out on Yellowstone River drive Bridger Canyon to Brackett Creek to Clyde Park.

PIIRI IC INFORMATION

PROPERTY INFORMATION

Public Remarks

This is the paradise you've been trying to find. Build a dream home in a valley surrounded by an amphitheater of breath-taking mountains. The Bridgers rise on one side of the land and the Crazies on the other. Land of this size and position doesn't change hands often. Your piece of old Montana awaits. In a fertile wildlife corridor, it hosts abundant numbers of sage grouse, Hungarian partridge and other upland game bird species. A local herd of elk traverses through the property in the fall. Just 3 minutes from the Shields River, a 5 minute drive to Clyde Park and 25 minutes to Livingston. This 156 acres is located in a very desirable and scenic area of Southwest Montana. The land provides a great opportunity to acquire a holding with unparalleled simplicity of ownership and enjoyment. With a short commute to Bozeman and Livingston, the property is ideal for anyone looking for privacy and solitude but also having the amenities and services of larger vibrant communities nearby.

FINANCIALS

Tax Year:	2021	Terms Acceptable:	Cash
Apx Tax Amt:	\$574	Preferred Title Company:	First American Title Co.
Assumable:		Owner Financing:	
SID/RID:	No	Financial Comments:	
Possession:	All Documents/Funds Rec'd		

Prepared By: Vivian Bridaham Banta

Date Printed: 06/22/2022

If you believe there is a violation on this listing, please contact the MLS.®