

Client Full

 Listing

CLIENT DETAIL REPORT

MLS#: 319654

TBD Canal & Prairie Road

Date Printed: 05/17/2019



GENERAL INFORMATION

Status:	Active	Subd/Complex:	Other	City:	Churchill
Type:	Vacant Land/Acreage	# of Acres:	33.00	State:	MT
Asking Price:	\$549,000	Price/Acre:	16,636.36	Zip:	59741
Address:	TBD Canal & Prairie Road	Area:	40 - Gallatin County Other	County:	Gallatin
Directions:	Norris To Amsterdam Churchill road Left on Canal Road. Property starts at Canal and Prairie Roads.				
Legal:	S27, T01 S, R03 E, ACRES 33, TR IN SE4 S & E OF CANAL				

PROPERTY DETAILS

Parcel Tax ID#:	00RFE19573	HOA:	
Additional Parcel Tax IDs		HOA Amount:	0
Zoning:	AR - Agricultural & Rural Residential	Livestock:	
Mobile Manufactured:	Not Allowed	Flood Plain:	No
Modular:	Not Allowed	Public Land Adjacent:	
Exceptions:		Covenant:	
Conservation Easements:	No		

LIVESTOCK

Animal	Quantity	Seasonal?
Horse	Fewer than 10	No

FEATURES

Fencing:	Partial	Area Amenities:	
Topography:	Rolling	Buyer Responsibility:	Private Well, Septic
View:	Farm Land, Meadow, Mountains, Rural	Utility Services:	Electricity Avail. In Area
Road Access:	Gravel		

PUBLIC INFORMATION

Public Remarks

33 Acre Home Site / Minor Sub with views 360 degrees. Area contains larger properties surrounding it Can be conveyed with up to 15 Shares Inches of water with a water use agreement with the seller See Supplements / Disclosures. Wheel Lines do not covey. Barley to be harvested i fall 2018. Very rare acreage minutes from Bozeman.

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 Photos

Vacant Land/Acreage

TBD Canal & Prairie Road

LP: \$549,000

[319654](#) Active

Churchill, MT 59741



