

350 Benedict Gulch Rd

Special Showing Instructions & Property Info

Showing Instructions:

1. Appointment Needed. Call Agent 406-670-1942

Offer Instructions:

1. Title Company: First Montana Title; Dave Deming

Reason for Selling:

Relocating

Utilities:

Water: Two 2,000 Gallon Cistern tanks - Clean water test

Gas: Propane - Owned

Electric: Yellowstone Valley Electric Cooperative - 406-348-3411

Septic: New Septic System (2025)

Property Information:

Mailbox Info: At the end of the road

Garage/Parking: 2 car attached and heated; additional parking; RV parking

Garbage Day: Seller hauls his own garbage

Stay/Go List:

1. Washer/dryer - STAY
2. Refrigerator - STAY
3. Oven - STAY
4. Microwave - STAY
5. Dishwasher - STAY
6. Water Softener - STAY
7. Propane Tank - STAY
8. All the chopped wood - STAY

Other Important Information:

- Radiant in-floor heating
- Tankless water heater
- Private Gated Driveway