

CORDER

AND ASSOCIATES, LLC



Sunshine Road Ranch

105 East Sunshine Rd, Roundup, MT 59072

Offered at \$430,000

Presented Exclusively by
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EXCLUSIVE PARTNER OF
LANDLEADER.



Property Information

Acres: 60.33 Deeded

Taxes: \$1,750.00 (2020)

Year Built: 2011

Legal: S01, T08, R25E, C.O.S 2002-2ccr,
Parcels 4, 25, 26

Bed/Bath: 3 Bed/ 2 full Bath

Square Feet: 1,568

HVAC: Propane forced air; Pellet stove;
Central A/C

Water: Well

Appliances Included: Refrigerator, oven,
microwave, dishwasher

Personal Property: Pellet stove

Outbuildings: 40' x 100' garage/shop with 3 bays; Garden shed

Fencing: 3/4 of property is fenced into 2 pastures

Special Enhancements: Water purification system; Heated water tank for livestock; All solar electrical 13 KW system

Covenants/HOAs: Yes; \$300/yr (\$100 per parcel)

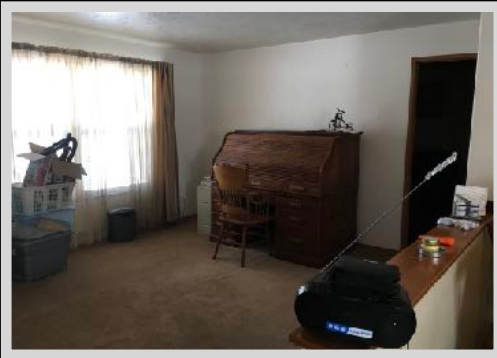


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Executive Summary

Live where you have room to breathe. A mere 50 miles from bustling big city Billings, this property is already improved with barbed wire and electric fencing for your animals. The current owner has cattle between the two fenced pastures. The huge shop will blow you away with plenty of room for farm equipment or vehicles. The manufactured home has a newer tin roof and siding/skirting. Three bedrooms and two full bathrooms are designed into the 1,568 square feet. It is all kept cozy with a pellet stove and efficient electrical system that was completely converted to solar power in 2019! The 60+ acres allow the sun to shine brightly through! Roundup, MT is south of the property for added convenience. Enjoy the rural livelihood and tranquility of the location on Sunshine Road.



Local Area

Roundup, Montana is a close-knit community just 45 minutes north of Billings in the Bull Mountains. Nestled in the valley near the Musselshell River, Roundup is most popular for its uncanny geographic design for rounding up livestock. Each year there is the famous Roundup Cattle Drive that truly represents an awesome western adventure, one that is sure to make an impact for a lifetime. During this experience, you can learn what ranching is and what it is all about. Ranching and farming generally support the economy; however, big game outfitting, coal, and some oil rigs supply the town with that country atmosphere as well. July is a big month for Roundup when they have their Roundup Independence Days Extravaganza (RIDE) where there is family fun during the national holiday. Recreate around the area with fishing, hiking, camping, hunting, and viewing scenery.

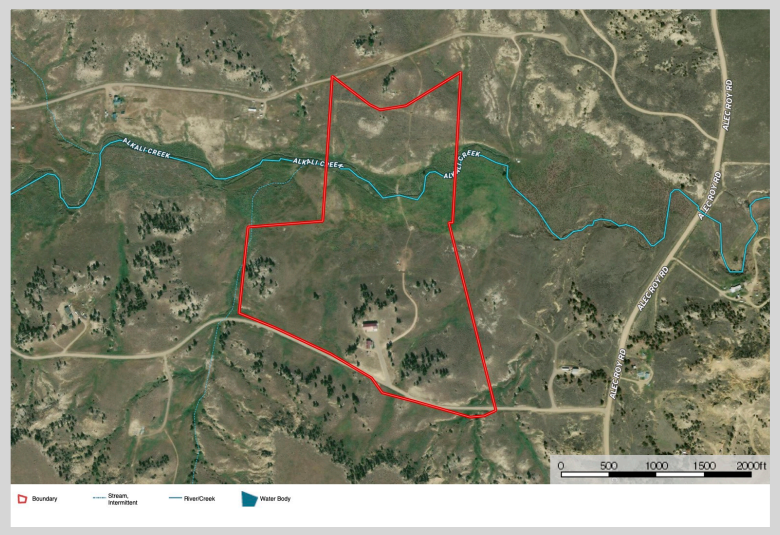
The booming city of Billings, Montana is rapidly growing making sure to keep the title of the largest city in Montana. As county seat of Yellowstone County, it is considered to be the trade and distribution center for much of the state, east of the Continental Divide, northern Wyoming, and western portions of North and South Dakota. Billings has superb shopping, delicious dining, and boisterous breweries. The city offers a range of recreational activities with 45 miles of multi-use trails for biking, hiking, or dog-walking. The city itself is situated in a beautiful area carved out by the Yellowstone River and surrounded by the majestic Rims. Billings truly has all the amenities and is immersed with history.

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Things to Do

Zoo Montana

Zoo Montana is a zoological/botanical garden, accredited arboretum and educational facility in Billings Montana. Their mission is to educate on the conservation of wildlife throughout Montana. The zoo cares for over 80 animals including Amur Tigers, Grizzly Bears, Wolverine, River Otters, and Canada Lynx, among others, most of which are rescues.



Little Bighorn Battlefield

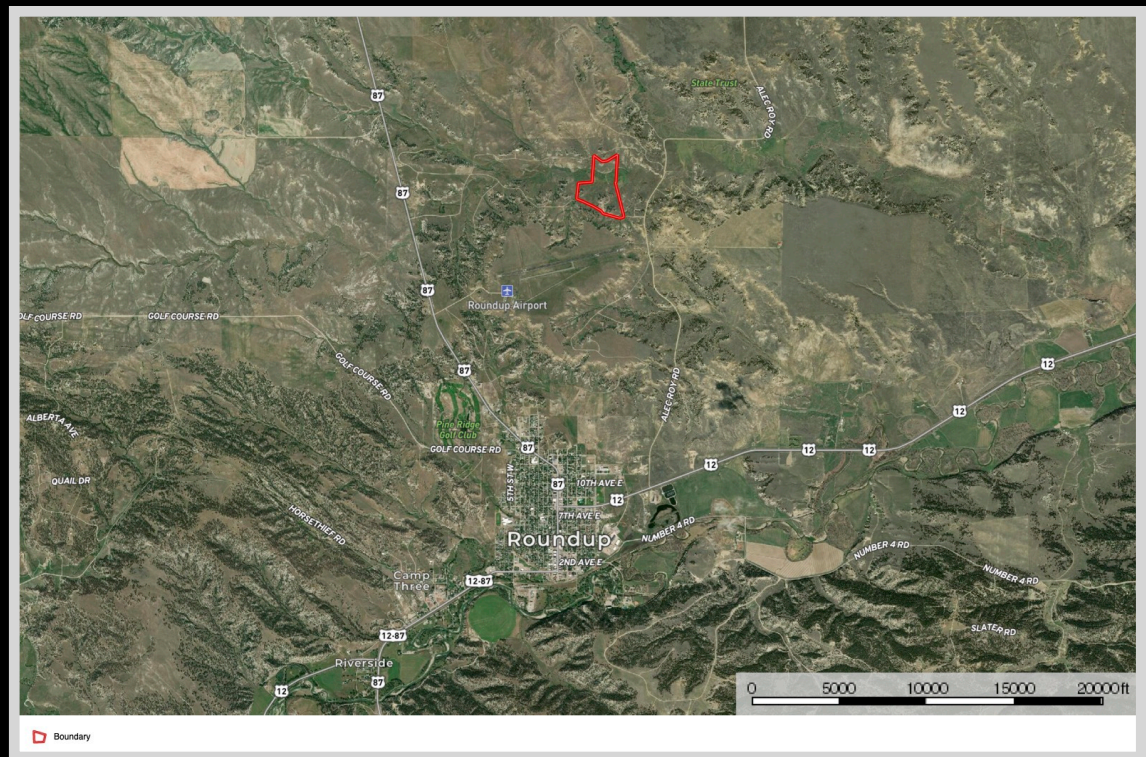
This national monument is 15 miles southeast of Hardin, MT and is renowned for where Custer took his last stand.

Pompey's Pillar

The Expedition of Lewis and Clark gives us a historical account of their journey through Montana, and at Pompey's Pillar, you can view William Clark's signature carved in stone. It is the only physical evidence left of the Expedition and will leave a lasting impression on you as well!

Pictograph Cave State Park

Come to contemplate the origins of humankind when they were prehistoric hunters. The three main caves, Pictograph, Middle, and Ghost, display hundreds of pictographs or rock paintings with the oldest rock art being over 2000 years old!



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