



**Year Built: 2006**

**Home: 1,872 sq. ft. +/- 40`x 42` plus 12`x 16` (second bedroom)**

**Bedrooms: 2 Bathrooms: 2**

**Acreage: 20.76 acres**

**Shop: 3,588 sq. ft. +/- pole frame construction  
42`x 90` less 12`x 16` (second bedroom)  
Spray foam insulation in shop**

**Outbuildings: Chicken coop, storage shed, horse shelter**

**Heat /Cool: Central air with forced air heat, (propane)  
Propane: \$800 yearly (Ezzie's) Electric: \$60+/- (Norval)**

**Water: \$45.00 Fort Peck Rural Water**

**2024 Taxes: \$1,314.09**

**Property Address**

**574 Highway 117**

**Nashua, Montana 59248**

**List #416TM**

**\$995,000**

**Missouri River Realty ~ 111 3rd Street South Glasgow, MT 59230 ~ 406-228-2273**

**[www.MissouriRiverRealty.com](http://www.MissouriRiverRealty.com)**





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**RARE FIND!!! 20+/- acres with a home and shop located just 6 miles from Fort Peck Lake and 1 mile from the Missouri River. Bring your toys and your animals. The shop is insulated and has plenty of room for all your toys. This property is surrounded by some of the best hunting and fishing Montana has to offer.**

- Refrigerator, stove, dishwasher, washer, dryer, window treatments
- Shop - upper level storage, workshop area
- Shop 2 - 12`w x 14`h overhead doors  
1 - 10`w x 10`h overhead door
- RV hook up
- Chicken coop
- Storage shed
- Horse shelter
- Partially fenced
- Private septic
- Paved access



The information contained herein was obtained from the owner and the other sources deemed reliable but is not guaranteed. Prospective buyers are advised to examine the facts to their own satisfaction.

**Farm/Ranch**

**Residential**

**Investment**

**Commercial**

**Recreational**



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