



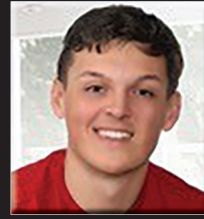
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RESIDENTIAL PROPERTIES

214 SOLOMON MOUNTAIN ROAD ♦ CLANCY, MT



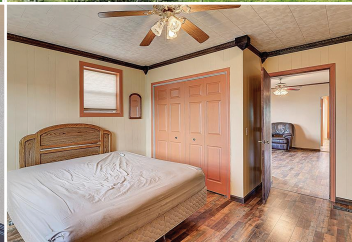
\$1,700,000 ♦ MLS#30035824
♦ Over 5600+ SF
♦ Meticulous Landscaping
♦ Custom Timber Frame
♦ 5 Bedrooms, 3.5 baths, w/ office
♦ Theatre Room, Steam Room
♦ Main level Master, laundry and Office
♦ 15 mins to Hospital, Airport, Downtown
CALL BLAKE MENDENHALL 406-431-0767



3680 MERRITT LANE ♦ HELENA, MT



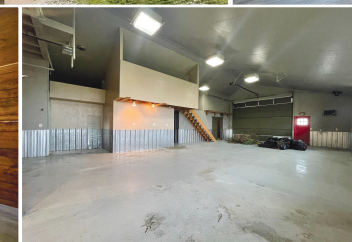
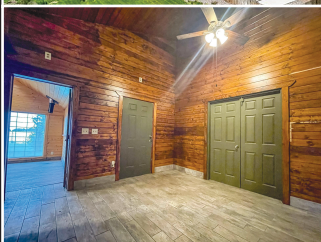
\$1,100,000 ♦ MLS#30036159
♦ Historic Property: Merritt Ranch - offered for sale for the first time.
♦ Homestead History: Est. in 1866 by TB Merritt, deed finalized 1882 by President Chester Arthur, 7 yrs before statehood.
♦ 22.8 acres of prime land.
♦ Original Structures: Preserved historic home & barn built by TB Merritt & his wife.
♦ Generational Legacy: Passed down through 7 generations, used for cattle, hogs, hay, wheat, barley, potatoes, & more
♦ Current Ownership: Jay & Sharon Merritt, continuing the ranching legacy.
♦ Unique Opportunity: Rare chance to own a piece of Montana's agricultural history with a working ranch.
CALL CODY BAHNY 406-449-7844



7 GRANDVIEW LOOP ♦ TOWNSEND, MT **NEW LISTING!**



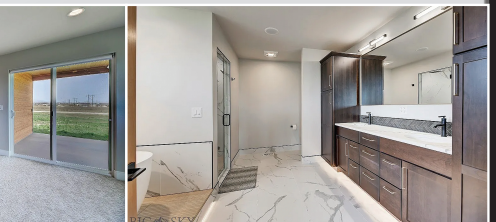
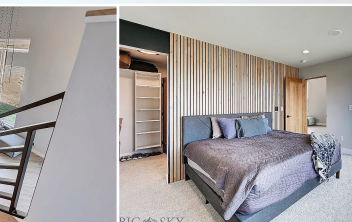
\$895,000 ♦ MLS#30031496
♦ Investment Opportunity: Great property with no covenants or zoning restrictions.
♦ Location: Just north of Townsend, with stunning views of Canyon Ferry Lake and the surrounding mountains.
♦ Development Potential: Ready for development; perfect for residential, commercial, or mixed-use projects.
♦ Commercial Shop: Features a commercial shop with frontage along US Highway 12, which has a daily traffic count of over 6,500 vehicles.
♦ Access: Grandview Loop, a public road, runs along the side of the property, providing easy access.
CALL CODY BAHNY 406-449-7844



TBD S 51 RANCHROAD ♦ TOWNSEND MT



\$1,000,000 ♦ MLS# 30031312
♦ 3 bed, 2.5 bath, 2,301 SF home on 27.36 Ac - New Construction by JCH Construction & Development, known for their exceptional craftsmanship and versatility.
♦ Option to personalize finishes to your exact preferences or have JCH Construction and Development Inc. select materials and finishes.
♦ Ideal for: Spacious Retreat, Animal Property, Peaceful Retirement Home, etc
♦ Stunning sunsets, panoramic landscape views, access to BLM land outdoor activities.
♦ A unique chance to create your dream barndominium with endless possibilities.
CALL NICK GARCIA 406-431-9397



4020 OSPREY RIDGE DRIVE ♦ HELENA, MT



\$1,399,000 ♦ MLS#:30028428
♦ 3 sep homes on 11+ acres offering income ops
♦ Main ranch-style home: 1920 SF, 3 bed, 3 bath, bonus rm, lg covered deck w/ views.
♦ Central air, propane heating, cozy pellet stove, 40x36 heated garage w/ ample parking & workshop space.
♦ Sep meter/septic systems
♦ Security cameras & Starlink internet
♦ Shared well (50 GPM) w/ well agreement
♦ ADU 1 - Pavilion Retreat: 900 SF
♦ ADU 2 - Bungalow: Under Construction: 1100 SF
CALL CHERYL SHEPARD-MORSE AT 406-431-6553

UP TO \$40K TOWARDS BUYER CLOSING COSTS/PREPAIDS!

