

Residential
ML# 275078 Active

18 South Swan Lane
Fromberg, MT 59029-9706

LP \$395,000

Type: **Residential W/Land**
Style: **Ranch**
Area: **(14) Rockvale;Bridger;Fromberg;Belfry**
County: **Carbon**
Elementary: **Fromberg**
Junior High: **Fromberg**
High School: **Fromberg**
Bsmt Type: **Full Basement**
Bsmt Fin: **75%**
Garage: **5 / Detached, Oversized, Shop**
Oth Strctr: **Barn, Corrals, Garage, Shop**
Taxes: **\$1,822** Annual SID: **\$0**
Tax ID: **0002800020** SID Payoff: **\$0**
0028116010
HOA Fee: **\$0**
HOA Includes: **None**

Total SqFt: **2,648**
\$/SqFt: **\$149.17**
Tot # Beds: **3**
Tot F/HBaths: **2 / 0**
Tot # Shwrs: **2**
Tot # Firepl: **1**
Year Built: **1974**
of Floors: **2**

Water Avg: **\$0**
Gas Avg: **\$0**
Electric Avg: **\$0**



Public Remarks: very private setting, Blue Water Creek meanders through the property, several fruit trees, apple, apricot and pear, many misc. outbuildings, including horse barn with round pen, ideal ranchette for a few horses. Very comfortable home with nice deck, very lush grounds, includes a green house for the gardeners as there is water rights from the creek for pasture and garden water.

Directions:

	<u>Main</u>	<u>Upper</u>	<u>Lower</u>	<u>Bsmt</u>		<u>Main</u>	<u>Upper</u>	<u>Lower</u>	<u>Bsmt</u>
SqFt:	1,324	0	0	1,324	HBaths:	0	0	0	0
Bedrs:	2	0	0	1	Shwrs:	2	0	0	0
FBaths:	2	0	0	0	Firepl:	1	0	0	0

<u>Room</u>	<u>Level</u>	<u>Flooring</u> Carpet, Vinyl	<u>Features</u> 220 Hook-Up, Wood Fireplace	<u>Description</u> Greenhouse, Storage
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Lot Size:	435,600	Acres:	10.00	Zone:	UNZON
Lot Description:	Creek, Interior, Secluded, Trees, Wooded			Restrictions:	See Deed
Subdivision:	Grambling and Ross				
Alley:	No	Fenced:	Yes	Undgrd Sprink:	No
Legal Description:	S21, T05, R23 E, S 133.8' LT 6 COS 1589 CORR Pt Grambling and Ross TR 5, S21, T05 S, R23 E, LT 7 COS 1589 CORR				

Oven Range:	Yes	Refrigerator:	Yes	Dishwasher:	Yes	Microwave:	Yes
Range:	Gas			Oth Appl:	Dryer, Washer		
Built Info:	Existing	Factory Built:	No	Color:	Brown		
Roof:	Shake			Siding:	Log		
Heating:	Gas Forced Air			Cooling:	Central		
Water:	Well			Sewer:	Septic Tank		
Exterior Feat:	Covered Patio, Deck, Garden, Green House, Water Frontage			Interior Feat:			
Misc Features:	Fenced, Irrigation Water, Laundry, RV Parking, Well, Wood Fireplace			Disclosure:	On File		