A Property for Your Consideration . . .

Presented by: Cynthia Colbert

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Absarokee	43 AC HIGHWAY 78	$ 475,000

ML #: 260881

Acres: 43.00

Lot SqFt: 1,873,080

Lot #: 1

Cost/Acre:

Road Front: 4,000

Street Surf: Public

Zoning: UNZON

Type: Recreation

Lot Desc: Riverfront, Wooded

Topography: Wetland, Wooded

Subdivision: Rosebud

Sanitary Restrictions Lifted: U

Mobiles: y

Modulars: y

Restrictions: See Deed

Amazing River Frontage! 40+ ac - East Rosebud Creek & many tributaries traverse the property. Approved building site in a secluded area west of the river with legal easement access. Well & electric service in place. Over 4,000' of highway frontage.

4 miles south of Absarokee, west side of Highway 78 across from Anipro Arena. Access to building site is an easement at Quaking Aspen Retreat-2839 Hwy 78, just south of this property. Take lane over newly installed bridge across river, turn right to sign.

Original List Price:

475000

Showing Instructions: CallAgent