

CORDER

AND ASSOCIATES, LLC



Exquisite Evergreen Park Paradise

16 Grassland Way, Roundup, MT 59072

Offered at \$634,900

Presented Exclusively by
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LANDLEADER.



Property Information

Lot Size: 20.88 Deeded Acres

Taxes: \$494.00 (2021, discounted rate for disability)

Legal: EVERGREEN PARK PHASE 4,5,67. CERT1997-16.
1995-13, S19, T07 N, R26 E, TRACT 16 COS #1996-14CCR

Year Built: 2010

Square feet: 3,218

Bed/Bath: 4 Bed/2 full bath

Water: Cistern

HVAC: Propane forced air; Electric insert fireplace

Personal Property and Appliances Included: Oven, microwave, dishwasher, refrigerator, Washer & dryer; Pool table; Security system

Garage: Attached 3-stall

Special Enhancements/Extras: One year home warranty; Custom built kitchen cabinets; Custom build fireplace; Jetted tub; Wood stove in garage

Covenants/HOAs: Yes; \$150/yr. for road maintenance

Elevation: 3,800 ft.

Hunting District: 590

Executive Summary

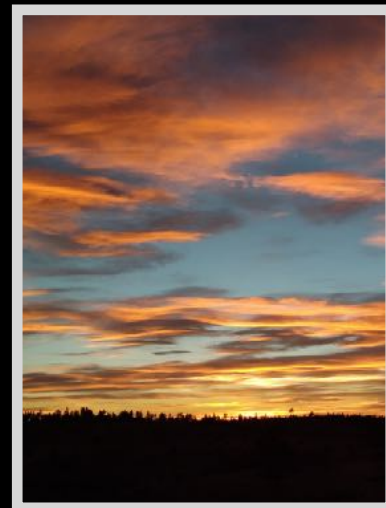
This exquisite, end-of-the-road property lies in the Bull Mountains with spectacular views of the Big and Little Snowy Mountains to the west, millions of stars in the night sky, and the rare Northern Lights! Unobstructed views set this property apart. The ranchette is comprised of 3,218 square feet on 20.88 acres to roam! An attached 3-stall garage gives ample space for vehicles and toys and a

workspace. Enjoy seeing wildlife wander throw including deer, turkeys, and elk. The seller is offering a one-year home warranty. The home is on a cistern, but there are wells in the area. The kitchen/dining area features custom-built cabinetry and an open floor plan with a great island and a large picture window displaying tons of



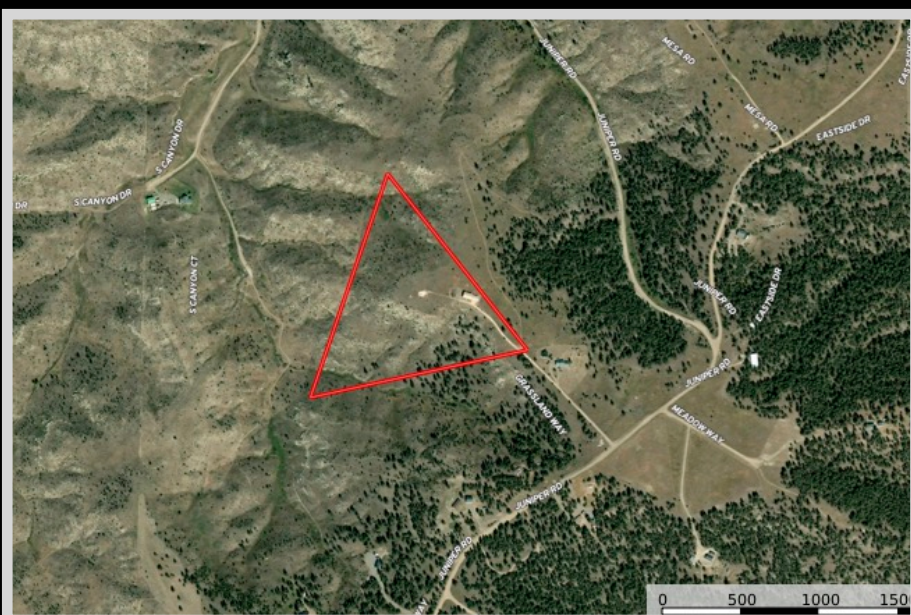
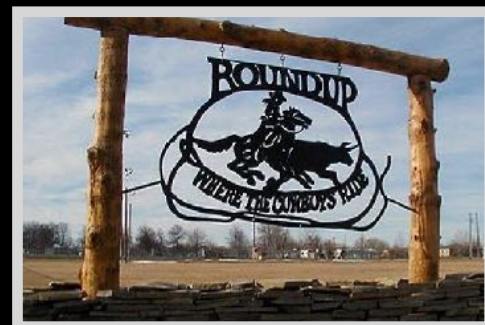
(Summary cont.)

natural light. The open living space displays a custom-built fireplace with an electric insert. Roundup and its convenient amenities are only 11 miles from the property. Come experience the Bull Mountains and the wonderful property that calls these mountain views home!



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 the scenery.



The booming city of Billings, Montana is rapidly growing to make sure to keep the title of the largest city in Montana. As the 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 in history.

The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.

Area Attractions

Musselshell River

The Musselshell River is a premier location for the catfish angler. Channel Catfish, Stone Cat, and Black Bullhead swim these waters. Lack of access makes the river relatively peaceful and untapped. The average Channel Catfish is 6-7 pounds, and the best time to catch one of these whiskered fish is in the spring when they are headed upstream to spawn.



Zoo Montana

Zoo Montana is a zoological/botanical garden, accredited arboretum, and educational facility in Billings Montana. Its 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

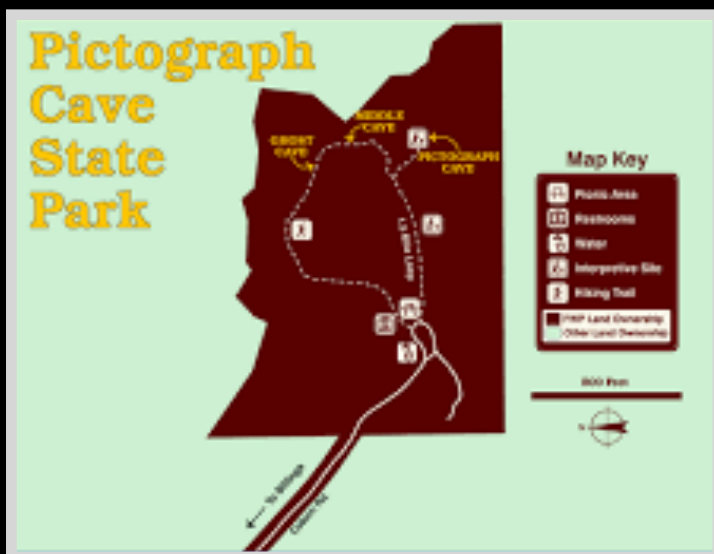
This national monument is 15 miles southeast of Hardin, MT, and is renowned for where Custer took his last stand.

Pompey's Pillar

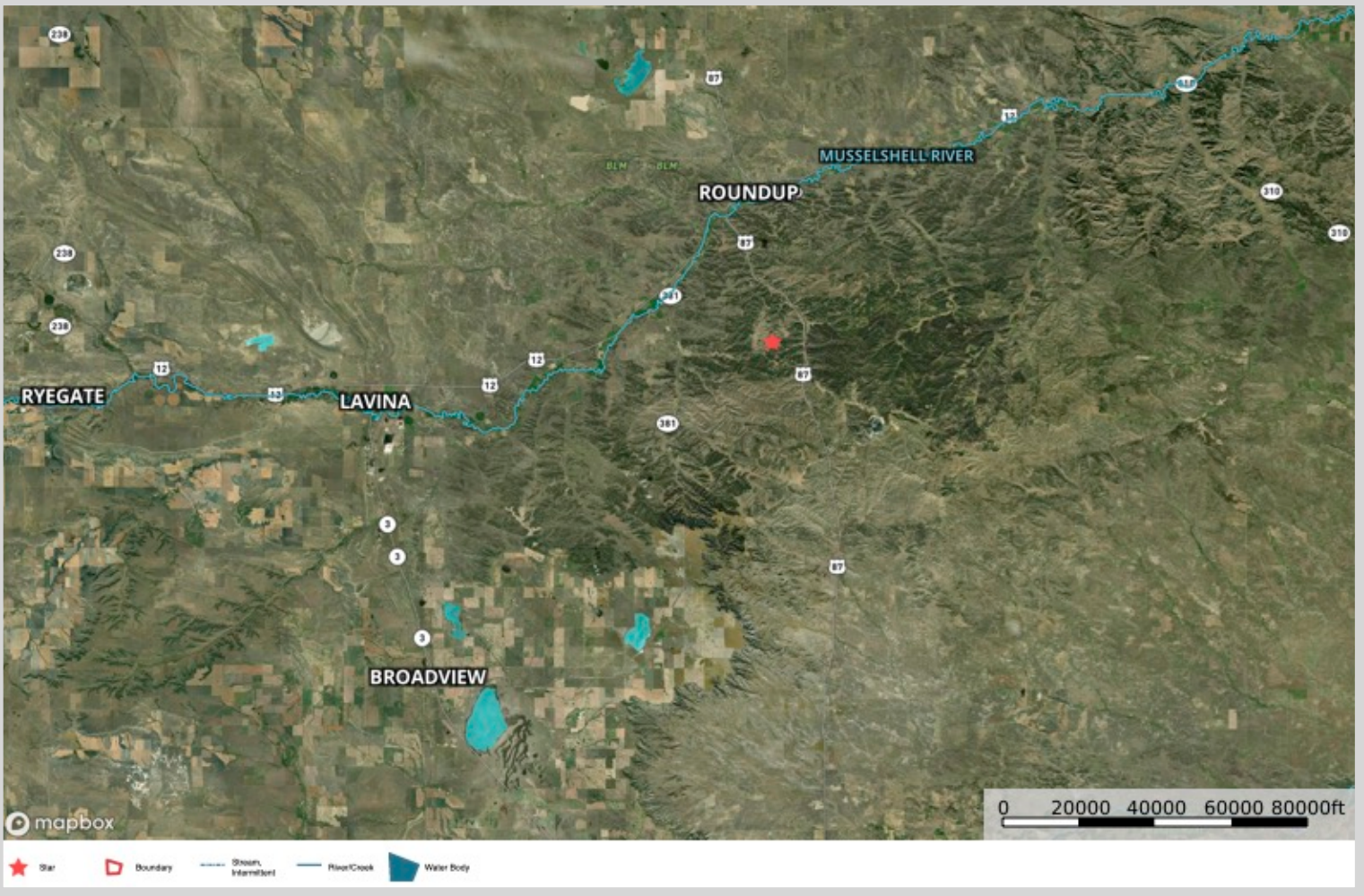
The Expedition of Lewis and Clark gives us a historical account of their journey through Montana, and at Pompey's Pillar, you can view William Clark's signature carved in stone. It is the only physical evidence left of the Expedition and will leave a lasting impression on you as well!

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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