



**LANDMARK**  
— REALTORS® —

# HOME FOR SALE

95 Wegner Lane | Ryegate | MT | 59074



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Great place with Forest Service access 14 miles from buildings. Elk and deer around the place in the fall. Owner has been running 100 head of sheep year around. Pond at the buildings and reservoir in the coulee on east side of property. Two homes on the property, second one 3 bedrooms, 1 bath, 1,568 sq. ft. on the main with basement, needs some updating. Number of other buildings, including a shop, sheep barn, horse barn with corrals, bunk house, grain storage and a log home built in 1890 ready for complete restoration. All fenced in good condition.

- Modular ~ Ranch-style
- 4 Bedrooms
- 3 Bathrooms
- 4,404 sq. ft.—Buyer to verify!
- Built in 2007
- OVS Double Attached Garage
- Deeded Acres: 360
- MLS #303070

[MontanaRanches.com](http://MontanaRanches.com)

**\$695,000**

**Information herein deemed reliable, however, is not guaranteed. The sale offering is made subject to errors, omissions, change of price and prior sale and withdrawal without notice in accordance with the law. This property is offered without respect to race, color, creed, national origin or familial status.**

# 95 WEGNER LANE



## Main Level:

- Living room ~ fireplace
- Kitchen ~ appliances, breakfast bar, dining area
- Office
- Master ~ bath with tub & separate shower
- Bedroom
- Full bath
- Utility room ~ sink, lots of storage

## Basement:

- Family room
- Two bedrooms
- Full bath

## Additional Features:

- Heating: electric baseboard & propane
- Cooling: central
- Water ~ domestic well / Sewer ~ septic tank
- Wrap around deck / Patio
- Oversized double attached garage
- Satellite dish
- Acreage ~ 360 deeded, pasture
- Taxes ~ \$2,488

