

FENTON ENTERPRISES



MINTLING RANCH

3034 East J Road, Ballantine, Montana

Home for Your Horses

NOTE: Information and maps contained herein have been obtained from sources deemed reliable but cannot be guaranteed. Prospective buyers are advised to verify all information to their own satisfaction.

Please visit <https://montana-dakotaranches.com>
or call Ward Fenton, Broker at 406-698-6183

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Horse Property Near Billings, Montana

This very nice log home is located on 40 acres. There are spectacular views of the Yellowstone River Valley, Fly Creek, and Pompeys Pillar. The property has a paved road on three sides plus a fence on all sides of the property.

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Stunning Western Interior

The home has 3 bedrooms and 3 full baths plus a half bath. There is an impressive living space with a huge rock fireplace, high ceilings, and direct access to a large deck facing the southeast with plenty of sun in the mornings and shade in the evenings. There is an extra large master bedroom, bathroom, and walk-in closet on the main floor.



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The living area, with a lot of natural light, centers around the stunning fireplace. The logs and beautiful wood work make this a relaxing and enjoyable family and entertainment area. The loft has a very nice office space and two bedrooms with a full bath.

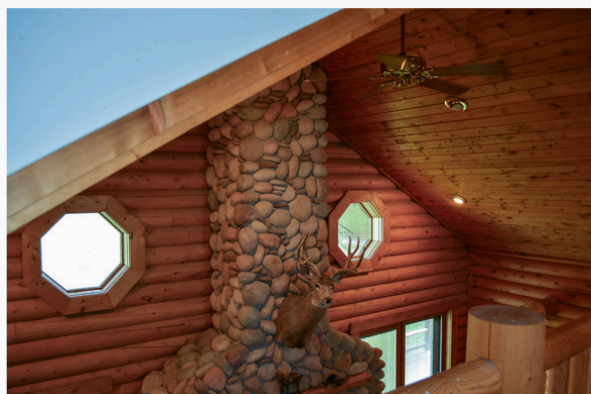


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The loft space is open to the large fireplace and living area on the lower floor. The bedrooms and bath on this level make this a functional area of this exceptional home.



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Tremendous Kitchen

The kitchen is very spacious with a large island for cooking, great counter space, cupboards, a pantry, lots of windows, and two separate eating places plus an adjacent formal dining room. The appliances are all high quality and compliment the kitchen very well. In addition to a small round table with chairs in the kitchen there is a cove window with a built in booth with a big table. This entire area has wood floors. There is direct access from the kitchen to the large deck.



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Master Bedroom Suite



One of the noteworthy features of this home is the master bedroom, bath, and walk-in closet. The bedroom is spacious with lots of natural light and access directly to the deck. The bathroom has plenty of counter space with two sinks and big mirrors. There is a very nice shower plus a big jet tub.



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There are two non-egress bedrooms in the mostly-finished basement which offers another large area that can be utilized in many ways.

This delightful log home with high ceilings and exposed log beams throughout expresses the western way of life and tradition in every way.

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Horse Facilities

There is a productive, 10 acre irrigated field to the west of the house; the rest of the land has some slope to it and is primarily to the east of the house. There is a nice riding arena that is made of portable panels on a flat area below the house.

The barn and corral system is designed to accommodate a small horse or cattle operation. The barn has two nice horse stalls plus feed storage areas, a tack room, and an open-faced shed for livestock protection. There is also a round pen and additional corrals. The corrals are divided into several smaller pens. There is a waterer in the corral and frost-free hydrants around the property for additional water sources.



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Peaceful Location Near Billings

The property is located about 20 miles east of Billings, Montana via I94 (take the Pomeys Pillar exit) and then one and a half miles on a paved county road to the ranch. Billings is the largest city in Montana. The city offers great shopping, banking, entertainment, plus an international airport.

The Huntley Project School (K-12) is a short distance away with high quality education and excellent extra curricular programs.

You can see the Pompeys Pillar National Monument from the property. It is the only place on the entire Lewis & Clark exploration route that there is physical evidence of the Expedition. Clark carved his name in the sand rock face of the monument.



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Contact Fenton Enterprises

The Yellowstone River valley is in the heart of great hunting and fishing country.

This is the perfect property for anyone who wants to live in a country setting and have livestock, 4-H projects, or raise crops. Whether you have a family with children, are retired or looking for a place to manage your business, this property has many uses.

Purchase Price: \$1,175,000

Shown by appointment.

Ward Fenton, Broker

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