



Address:
39767 Round Butte Road, Ronan, MT 59864

Price: 339,000

Property Type: Residential

Total Bedrooms: 5

Total Bathrooms: 2

Total Sq. Ft.: 1973

Garage Type: Detached

MLS #22112851

Details

Basement: Crawl Space

Terms Of Sale: Conventional

Utilities: Community Water; Septic System

Road Surface: Asphalt; Gravel

Road Frontage: State/Federal Hwy

Views: Mountains

Flood Plain: Unknown

Terrain: Level; Sloped

Construction: Wood/Frame

Fuel Source: Propane

Heating Type: Forced Air

Roof: Metal

Foundation: Poured Concrete

App./Equip. Included: Range; Refrigerator; Other: portable dishwasher

Irrigation: None

Interior Features: None

Exterior Features: None

Outbuildings: Shed(s)

Fencing: Perimeter

Adjacent Owners: Private

Exclusions: Excluded Buyer

How To Show: 24 Hour Notice; Agent Must Accompany; Sign On Property; More Info: 48 hour notice required, pre-approved buyers prefe

Cozy country home on almost 2 acres. Beautiful Mission Mountain views, mature trees and room for all your critters. This 5 bedroom 2 bath home also has a single car detached garage, open faced storage shed, and additional building that is half insulated for storage. the possibilities are endless. Located just off a paved road with great access to Ronan, or Polson via Back Road. Light covenants will be filed at closing. Includes Round Butte Water share. Selling as is no FHA, or VA financing. Please contact Sheila Rigby at 406-274-3739 or your real estate professional. Agent related to seller

Reports

Listing Member	Sheila K. Rigby License #: rre-rbs-lic-61214 Mobile: 406-274-3739 Office: 406-274-3739	Listing Office	David J. Heine & Associates, LLC License #:
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Days On Market	8	Cumulative DOM	8
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Contract Data

Property Sub-Type	Single Family Residence	Listing Date	08/11/2021
Expired Date	02/14/2022	Original List Price	339,000
Selling Office Comm.	2.50	Selling Office Type	%
Variable Compensation	No	Sellers Preferred	Lake County Abstract
Agent Owned	No	Title Company	
Owner of Record	Guenzler	List Price/SqFt	171.82
		REO/Bank Owned	No

Sold Data

Status	Active	Potential Short Sale	No
Status Change Date	08/12/2021		

General Property Description

Fin. Sq. Ft. Est.	1750 - 2000	Finished Sq Ft	0
Total Sq Ft	0	Basement (B)	
Basement (B)		Sq Ft Main Level (M)	1,640
Sq Ft 2nd Level (2)	333	Sq Ft 3rd Level (3)	0
Sq Ft Main Dwelling	1,973	Sq Ft Guest Dwelling	0
Sq. Ft. Source	Public Records	Year Built	1947
Remodel/Updates	Partial Remodel	Style	Ranch
Lot Size Estimate	1.1-3.0	Lot Acres	1.98
Lot SqFt	86,249	# of Bedrooms Above Grade	5
# of Bedrooms Below Grade	0	# of Bathrooms Above Grade	2
# of Bathrooms Below Grade	0	Total Full Baths	1
Total 3/4 Baths	1	Total Half Baths	0
Garage Stall	1	Waterfront	None
HOA	None	HOA Dues Amount	0
HOA Transfer Fee	None	HOA Transfer Fee Amount	0

Legal and Taxes

Covenant	Yes	Zoning	Rural
Taxes	1,800	Tax Year	2020
Tax Remarks	Taxes are estimated	Assessor Number	0000004072
Legal	Portions of NW 1/4 of section 6, Township 20N, Range 20W, P.M.M and further described as tract 2 on COS #7504RB	School District	District No. 30

Remarks

Member Remarks Tenant occupied. 48 hour notice is required. Listing agent or owner requests to be at all showings. Listing agent is related to seller.

Location

County	Lake	City Limits	No
Directions	Go west from stoplight on Round Butte Rd approximately 4.75 miles. Property will be on your left.	Geo Lat	47.526080
Geo Lon	-114.195933	Geocode	15298706101050000

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