

# 369 Border Trail

Musselshell County, Montana · ±220 Acres · 2,880 Sq. Ft. · Private Property Overview

## PROPERTY OVERVIEW

Owned and lovingly cared for over the last 30 years, 369 Border Trail is a one-of-a-kind rural retreat in Musselshell County, Montana. This is not a cookie-cutter property — it is a working homestead with deep character, thoughtful infrastructure, and sweeping views of the Beartooth, Crazy, and Snowy Mountain ranges. Sellers have rebuilt and improved nearly every aspect of the property from the ground up, and it shows.

## LAND & LOCATION

<b>Acreage:</b>	Approximately 220 acres of gently rolling hills, protected valleys, open pasture, and tree coverage
<b>Views:</b>	Expansive panoramic views of the Beartooth, Crazy, and Snowy Mountain ranges — bench overlook areas perfect for sunrise or sunset
<b>Privacy:</b>	No neighbors visible from the house — true solitude with the infrastructure to support it
<b>Fencing:</b>	Fully perimeter fenced with cross-fencing and a designated holding pasture; some sections in need of repair
<b>Wildlife:</b>	Frequent deer, elk, owls, and native Montana wildlife throughout
<b>Flooding:</b>	No flood concerns except rare, heavy rainfall events in low-lying coulees

## MAIN RESIDENCE

<b>Square Footage:</b>	2,880 Sq. Ft. total — 2,106 main level + 774 upstairs loft (per cadastral)
<b>Bedrooms / Baths:</b>	3 bedrooms on main floor + loft bonus room / 3 bathrooms including full ensuite
<b>Construction:</b>	Originally built in the 1980s with extensive updates, remodels, and expansions over 30 years
<b>Kitchen:</b>	Hand-milled cedar cabinetry sourced from the property, quartz countertops, large custom pantry, double oven, gas stove, tile floors
<b>Living Areas:</b>	Great room with Blaze King wood-burning fireplace and custom juniper built-ins; juniper built-ins in dining room; "green room" for planting; home office with skylights (note: home office is one of the three bedrooms)
<b>Laundry:</b>	Remodeled with custom cabinetry and practical layout
<b>Loft / Bonus Room:</b>	Former attic converted to finished flex space with hobby/craft area, additional bath, and built-in storage; walkout to Trex deck with hot tub. Walk out to front porch balcony.
<b>Heating:</b>	Boiler (approx. 2 years old), propane hot water, Blaze King wood stove in main living area, supplemental electric heaters in select rooms
<b>Cooling:</b>	No central AC — passive cooling via insulation and window management has proven effective. Whole house Fan in green room.
<b>Character:</b>	Hand-milled cedar trim and cabinetry throughout, antique vanity conversion in ensuite — high character at every turn.

## UTILITIES & SYSTEMS

<b>Water:</b>	Two operational wells — primary well (580 ft. deep, 13 GPM) east of cisterns; secondary well (197 ft. deep, 3 GPM) near corral. Note: a third well in the garden area has a broken casing and is not in use. Two 2,200-gallon cisterns connected to Coyote pumping system. Water extended to guest house and shop with self-draining shutoff valves — easy to isolate or recommission.
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<b>Sewer:</b>	Conventional septic with drain field (main house). Septic replaced approximately 15 years ago; pumped last summer by Aero Septic. Guest house has separate cesspool-style system.
<b>Internet:</b>	Triangle Communications fiber optic — a rare and valuable asset in this area
<b>Electric:</b>	Fergus Electric Cooperative (average monthly utility bill available upon request)
<b>Propane:</b>	Underground 1,000-gal + 500-gal tanks at house; two 500-gal tanks at shop; additional 1,000-gal tank at generator — all owned, not leased. Serviced by Rocky Mountain Propane. Propane to be pro-rated at closing.
<b>Generator:</b>	Approx. 5 years old, propane-powered — feeds entire property including house, shop, barn, and pumps. Highly efficient; performed flawlessly during extended winter power outage at -35 degrees.

## OUTBUILDINGS & IMPROVEMENTS

### SHOP (QUONSET STYLE)

- 40x80 building, 40x40 section fully heated and insulated
- Heavy-duty shelving, workbenches, concrete flooring, swing doors
- Drive-through design — cold storage option at far end

### BARN

- Partially restored original structure with reinforced beams and added loft space
- Walkout access at rear — no stairs required to access loft
- Suitable for livestock, storage, or equestrian use

### ATTACHED GARAGE & SHOP

- 3-stall garage attached to main house
- Third stall currently used as wood shop — propane heated and insulated; convertible back to third garage stall
- Additional shop bay as deep as garage, approx. 12-14 ft. wide
- Safe room w/ 2 safes & Cellar (with a safe) built inside attached garage

### GUEST HOUSE

- Fully functional standalone structure with electric heat, full bath, and kitchenette
- Water on with self-draining shutoff valves — easy to recommission
- Ideal for multi-generational living, guests, or rental potential

### ADDITIONAL FEATURES

- Two greenhouses — one active, one in need of work — located in deer-proof garden area
- Large deer-proof garden space with hydrants throughout for irrigation
- Corral (north of house): wood construction, steel gates, stock tank with float, hydrant; ground-level loading chute for livestock handling
- Cellar (off kitchen in attached garage): ventilation, shelving, and small fireproof safe — ideal for canning and long-term storage
- Apple trees and perennial landscaping
- Hot tub (approx. 20 years old, well-maintained, new pumps) — serviced by Hot Springs
- Water feature / waterfall in front yard
- Paved sidewalk to barn (past waterfall)
- Fenced yard area (approx. 1 acre) — front and side yard fenced for pets or children
- Mowed trail system throughout the property
- Green room: sink, work bench, hose bib, and grow cabinet with shelving and lighting on timer — ideal for plant starts

## ACCESS & ROADS

- Access Road:** Privately maintained with historical easements in place; roadwork alternates yearly with neighboring parcel owner
- Easements:** All easements recorded with no issues
- Road Agreement:** Road maintenance agreement with neighboring parcel owner is not officially recorded. May need to be addressed for financed transactions; cash buyers unaffected.
- Note:** Property sits a few miles off the main road; seller recommends gravel/pavement proximity consideration for future logistics

## EQUIPMENT & PERSONAL PROPERTY

The following equipment is available for purchase separately:

- 2011 John Deere 332D with bucket and forks — \$28,000
- 2018 John Deere 4066R with loader — \$45,000
- 2018 Erskine snow blower — \$5,500
- 2018 Buhler 7-foot rear blade — \$1,750
- 2018 John Deere MX6 rotary cutter — \$2,200

Additional tools, implements, trailers, and collectibles may also be available — full list upon request. Multiple garages, sheds, and custom storage areas throughout the property.

## THIS PROPERTY IS A FIT FOR...

- Buyers seeking a family compound, multi-generational retreat, or off-grid lifestyle
- Hobby farmers, ranchers, or nature lovers who want room to breathe
- Buyers who want privacy without sacrificing infrastructure — fiber internet, solid wells, quality outbuildings
- Someone looking for history, character, and soul — not just square footage
- Those drawn to a property with 30 years of thoughtful improvements already done

### A NOTE FROM THE SELLERS

*"This property was a disaster when we found it. We rebuilt it, improved it, and loved it for 30 years. We're selling because of age and the desire to simplify — not because we've wanted to leave. What you're buying is a property full of soul, and we hope the next owners love it the way we have."*

PRESENTED BY

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