

\$1,475,000 - 1481 Countyline Road, Vaughn

MLS® #30047769

\$1,475,000

4 Bedroom, 2.00 Bathroom, 2,298 sqft

Farm on 80.00 Acres

N/A, Vaughn, MT

TURN KEY SLICE OF MONTANA FARM/RANCH LIVING WITH A FULLY REMODELED HOME! This property is a jaw dropper featuring a NEW fully remodeled home - Flooring, Appliances, Cabinets, Countertops, Paint, Lighting, Sink, and more, NEW GPS irrigation center pivots with new pumps and electrical, NEW furnace and A/C, NEW RO System, NEW 3/4 HP well pump, NEW on demand water heater, and the list goes on (See upgrade list). This property holds 80 total acres with a potential 63 acres being irrigated by the new GPS center pivots that will be installed by Valley Irrigation which has an included warranty. The property has not been worked in the recent years for any crop yield, however in past there was alfalfa produced on the property, but will be ready to go with the new pivots being installed. Irrigation water comes from Greenfield Irrigation District which comes from Pishkun Reservoir entering the Sun River Slope Canal and then is distributed to approximately 83,230 acres in the district. Irrigation can also be found to the trees and gardening area as well. The property was fertilized last year by Mountain View Co-op. There are multiple natural springs on the property. A creek runs through the center of the property from West to East. The home holds 4 bedrooms and 2 full bathrooms with 2298 SF which has been completely remodeled still holding the original beautiful brick fireplaces! There are 6 addition outbuildings/sheds on the property - 3 large



sized sheds, a 36x50 implement shop with partial concrete pad and electrical, a 30x30 pole barn, and a 40x40 Quonset with electrical hooked up. There are 2 above ground fuel tanks that will convey with the property and an owned propane tank for the house. This property has it all for anyone to start their own smaller farm/ranch operation with plenty space to make your own!

Built in 1976

Essential Information

MLS® #	30047769
Price	\$1,475,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,298
Acres	80.00
Year Built	1976
Type	Farm
Sub-Type	Farm
Style	Ranch
Status	Active

Community Information

Address	1481 Countyline Road
Subdivision	N/A
City	Vaughn
County	Teton
State	MT
Zip Code	59487

Amenities

Utilities	Electricity Connected, Propane
# of Garages	7
Garages	Attached

Interior

Interior Features	Fireplace
Appliances	Dishwasher, Microwave, Range, Refrigerator
Heating	Forced Air, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Propane Tank - Owned
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Additional Information

Date Listed	May 21st, 2025
Days on Market	124