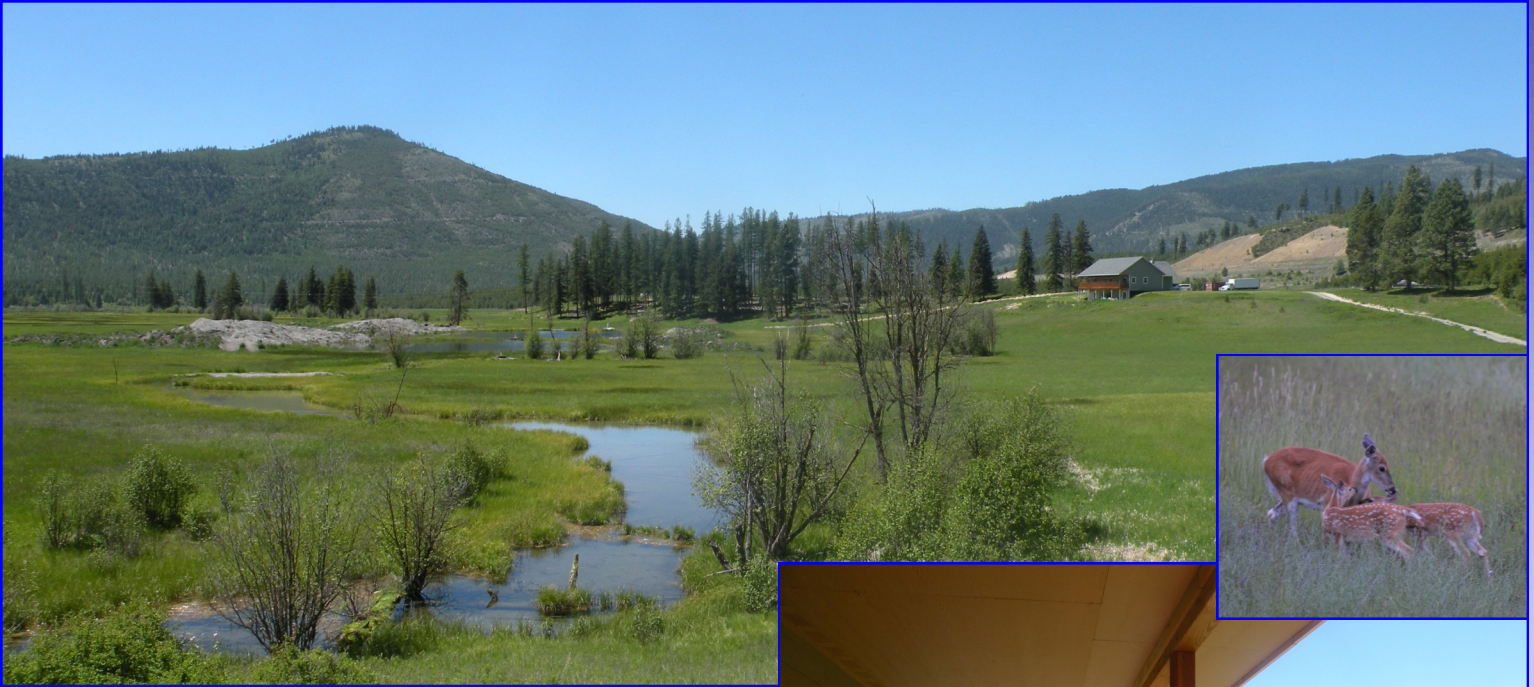




# Elk Mountain Ranch \$750,000

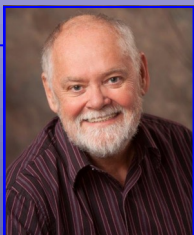


## 800 Elk Mountain Road • Libby, MT

A life of recreation and relaxation is well within your reach on this fantastic piece of Northwest Montana property. Imagine calling nearly 100 acres of pristine hunting and fishing land home. It can happen, but the opportunities are becoming rare. Beautiful and plentiful Spring Creek meanders through, feeding two half-acre ponds which are set up as licensed fish hatcheries. An artesian spring? Yes... You can have that, too! The home, built to high standards in 2007, features an open kitchen and top notch appliances. Each bedroom is a master suite, with full bathroom and walk-in closet.



***Schedule an appointment today! Refer to MLS #21608770.***



Wayne Heaton, Broker, GRI,  
SFR, RRS, CRS, C-REPS  
406-210-1100

### Presented Exclusively By:

Wayne Heaton & Rena Heaton

## Clearwater Montana Properties, Inc.

903 Spokane Avenue, Suite 4, Whitefish, MT

Office 406-863-1090 Fax 406-862-3285

Wayne@CMPMontana.com \* Rena@CMPMontana.com

CMPMontana.com

SportsAfieldTrophyProperties.com



Rena Heaton, Broker, RRS  
406-260-6575



# Elk Mountain Ranch

## \$750,000



This beautiful property is in 2 parcels consisting of 60.027 and 39.160 acres. The spacious home overlooks Spring Creek, 2 half acre ponds fed from the creek, hay fields, meadows and mountains. These great views can be enjoyed from the 628 sq. ft. deck off the dining area or the 598 sq. ft. porch off the basement. The ponds are set up for private licensed fish hatcheries. You've got plenty of water from the 50 GPM well and water rights to the creek, which is fed by an artesian spring. The open kitchen boasts top of the line appliances including a Jenn Air 6 burner range with a double oven and griddle. Each bedroom is a master suite with a full bath and walk in closet. The garage is oversized at 810 sq. ft. with 8' doors.



### Additional Information

**Square Footage:** 3,628+/-

**Bedrooms:** 3

**Bathrooms:** 3 1/2

**Year Built:** 2007

**Water:** Private well 50 GPM

**Sewer:** Private septic system

**Heat Source:** Heat pump, wood stove

**Appliances Included:** Dishwasher, disposal, refrigerator, range, washer, dryer

**Garage:** Double attached

**Roof:** Composition asphalt

**Siding:** Wood

**Foundation:** Poured concrete

**Terms:** Cash

**Acres:** 99.18+/-

**Taxes:** \$1,810/2014

**Legal:** CLA - 2 parcels

**Geocodes:** 56382628202010000,  
56382629101010000

**CCRs:** No

**HOA Dues:** None

**Road/Access:** Gravel/county