



**Moose Crossing, Flathead County, Montana, 12.17 Acres**

- Off-Road, Timberland, Wildlife Viewing

**\$580,000**

Located 4 paved miles north of Columbia Falls sits 12.175 secluded and pristine old growth wooded acres. By far the largest within the exclusive Moose Crossing Private Community, this property is one of the very last undeveloped parcels. This exceedingly rare type of property can satisfy anyone who wants seclusion and to be surrounded by Montana wilderness, but who also wants access to the conveniences of town. Get the Polebridge feeling with all the comforts of power and well installed on a current level, and parked out homesite, including a 3/4-acre dug out area for a potential private pond. The property is already approved to allow the existing woods to be forested and cleared if it is grazing land you prefer. The HOA's fire cistern on the edge of the property, adding security during forest fire season. This amazing parcel is backed up to 48 acres of HOA common wooded preserve with a dedicated hiking trail running along Cedar Creek to the east. Additionally, the Northfork of the Flathead River has put-ins just moments away for those who love water adventures. To the west, USFS provides even more outstanding recreational opportunities with trails within walking distance. Enjoy nature at its finest in the North Fork wilderness and Glacier National Park is 6 miles away. The best of both worlds is at your fingertips with this rare opportunity to own a piece of Montana like no other.

#### Main Info

- Street Address : 779 Moose Crossing Trail
- Lot Size Acres : 12.17 Acres
- Postal / Zip Code : 59912
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 0505870
- County : Flathead
- Closest City : Columbia Falls

#### Taxes

Tax Year : 2024

Estimated Taxes per year are \$2,234.00

#### Broker Info

Patrick Pacheco

**Patrick Pacheco**

**Clearwater Montana Properties**

**(P:) 406-837-1090**

**(M:) 406-459-3088**

**patrick@cmpmontana.com**

**cmpmontana.com**

Image not found or type unknown

When it comes to buying or selling property in Montana, Patrick is the REALTOR® you want by your side. Known for his articulate communication, diligence, and enthusiasm, Patrick combines professionalism with deep market knowledge to make every real estate experience both seamless and memorable. With extensive sales expertise and a proven ability to navigate complex negotiations, Patrick is a seasoned professional who understands the many factors that influence real estate transactions. His clients value his balance of aggressive representation and thoughtful guidance. Patrick's career took off quickly—within just two years of earning his license, he became Clearwater Properties' leading sales associate. His ambition didn't stop there. In 2012, Patrick rose to the top as Sports Afield Trophy Properties' #1 Sales Agent worldwide—a title he has proudly held every year since. With hundreds of successful transactions and a sales portfolio valued in the hundreds of millions, Patrick's track record speaks for itself. His drive, determination, and unmatched commitment continue to set the standard in the real estate industry.

© 1996 - 2018 Sports Afield Trophy Properties. All Rights Reserved Please read Sports Afield Trophy Properties Privacy Policy and Legal Notices.

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."