

## Sports Afield Trophy Property

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### **33 Acres Surrounded by Public Land, Jefferson County, Montana, 33.23 Acres**      **\$235,000**

This property is surrounded by Forest Service land, and is nearly touching the banks of Basin Creek! It consists of one 15 acre parcel, and one 18 acre parcel that are being offered together for a total of +/- 33 acres. Two incredible building sites off of the county-maintained Basin Creek Road are waiting for your full time residence or second home! There is one building site to the west of the road that is just under an acre, and borders a small strip of Forest Land which in turn borders Basin Creek. The creek could be just feet out your front door! The second site, located on the east side of Basin Creek Road, is approximately 1½ acres, offers privacy amongst big Doug Fir pine trees. Endless recreation in the surrounding public land at all times of the year will keep you entertained. The small town of Basin is just a mile down the road where you can hop on I-15 and get to the larger towns of Butte and Helena in about 20 and 30 minutes, respectively.

**Main Info**

- Street Address : TBD Basin Creek Road
- Lot Size Acres : 33.23 Acres
- Postal / Zip Code : 59631
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 0000000628
- County : Jefferson
- Closest City : Basin

### Taxes

Tax Year : 2023

Estimated Taxes per year are \$42.00

### Broker Info

Nick Dodge

**Nick Dodge**

**Clearwater Montana Properties**

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Nick is a native Montanan born and raised in Southwest Montana. He is a proud graduate of the University of Montana where he studied Human Biology. His love of being in the outdoors and sharing this passion with others influenced him to begin a full-time career in real estate. Nick grew up hunting and fishing Montana's mountains and streams, and he aims to use his honesty and knowledge of Montana's recreational opportunities while assisting clients in finding their dream Montana property. He specializes in farm, ranch, and recreational properties. Nick is a former youth sports coach at the Missoula YMCA. Nick an avid baseball fan. He volunteers as a part time American Legion baseball coach and Little League umpire. He also loves country music and shed antler hunting with his yellow lab, Duke.

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