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Exquisite Home with Commercial Shops, Missoula County, Montana, 8.00 Acres \$2,350,000

- Fishing, House, Income producing, Snow sports, Stream/River, Water Rights, Wildlife Viewing

Custom 4126-square-foot, 3-bedroom, 3-bath home situated on 8.16 acres in the heart of the Potomac Valley. This residence, built in 2006, offers an accessible layout with custom Black Walnut cabinetry and built-ins. The chef's kitchen includes a copper sink, pot filling faucet, wall oven, side-by-side refrigerator, and an oversized breakfast island. Perfect for hosting, the open living area features a spacious wet bar with seating for seven, a wine cooler, dimmable lighting, TV, and an additional full-sized refrigerator. An extra room off the kitchen, currently holding a pool table, could serve as a living room, theater, or den. The Master Suite boasts elegant wood closets, access to the back patio with a hot tub, a full bathroom, and an attached laundry room. The property also offers two commercial shops with insulation, heating, and three-phase power, along with Union Creek running at the southern end for trout fishing.

With this property's proximity to Hwy 200, Commercial Opportunities abound. Great access off of the highway, loop drive way and loading dock. The 50X70 finished shop with office space and bathroom is also set up interior with water lines throughout. Second 6600 sq ft shop is soon to be sided and also has a bathroom. "Lush lands, framed by the mountains, and famous for their beef." Opportunities don't stop at Commercial, bring your vision to transform this property into your ideal

Equestrian Estate! Nearby Attractions: The Blackfoot-Clearwater Wildlife Management Area encompasses 43,761 acres and is a short 19 miles away where outdoor enthusiasts can enjoy the beauty of Montana's landscape and wildlife. This is winter range land for elk, white-tail, and mule deer. Wildlife viewing opportunities include Elk viewing from Clearwater Junction at dawn or dusk (with luck) during winter months. Bird watching from May 15 to mid-November includes the opportunity to see waterfowl, osprey, eagles, shorebirds, owls, cranes, curlews, and woodpeckers. Also, deer, badgers, coyotes, beavers and occasional black bears. Johnsrud Park is just 10 minutes away and is along the Blackfoot River. The day-use camp area provides a shelter, horseshoe pits, volleyball court, and baseball diamond. Gold Creek Campground, just 10 minutes away, offers 4 campsites with extensive hiking, biking, motorcycle and horseback riding opportunities. Trails from the campground and from near the campground access the Skalkaho Wildlife Preserve, Gold Creek, and the Easthouse National Recreation Trail. Fishing in area creeks or the North Fork Bitterroot; hunting for deer and elk in season.

Main Info

- Street Address : 124 Morrison Lane
- Lot Size Acres : 8.00 Acres
- Postal / Zip Code : 59823
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 3948401
- County : Missoula
- Closest City : Bonner

Home Info

- Year Built : 2006
- Building Features : Shop, Outbuildings, Other Storage, Garage
- Square Feet Main House : 4126 square feet
- Baths : 3
- Bedrooms : 3
- Half Baths : 1

Taxes

Tax Year : 2023

Estimated Taxes per year are \$13,948.00

Per county records

Broker Info

Mark and Jeannette Smith **Mark and Jeannette Smith**

Clearwater Montana Properties

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Kristen Clark

Co-listing with: Clearwater Montana Properties, Kristen Clark

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Mark and Jeannette bring the ideal combined expertise in all areas of real estate to make up the Montana Dream Team! Mark is a hunting guide in NW Montana and brings the unique skill sets of hunting, fishing, trapping, home construction, and extreme back country recreation. He specializes in bare land and hunting and fishing properties. Jeannette was born and raised on a cattle ranch in western Montana and graduated with her Master's degree from the University of Montana. She has a diverse background in education, ranching, healthcare administration, and life coaching. She has been in real estate for 20 years, has her brokers license, and is the Montana Regional manager for Clearwater Montana Properties. Jeannette is on the Sanders County Community Development Board of Directors and is passionate about helping local communities grow and thrive, while retaining the unique recreation and cultural aspects that make Montana so special. With designations including Broker, RRS, ABR, C2EX, GRI, she specializes in recreation homes and cabins, water frontage, retirement

homes, and ranches. This team will help meet all of your real estate needs and focus on top notch customer service and really listening to their clients. Call, text, message or email them to begin your journey to find the perfect Montana dream property, home, cabin, retreat, or hunting/fishing property of your dreams at (406) 270-3921.

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