

## Sports Afield Trophy Property

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### **52 Acre Mountain Paradise, Jefferson County, Montana, 53.00 Acres**

**\$255,000**

- Wildlife Viewing

Check out these three off-grid parcels totaling 52.5 +/- acres, and being offered together. These properties located in the Boulder Mountains are about a 30-40 minute drive from Butte, MT, 9 miles southwest of Bernice, and about 5 miles up the Lowland Creek drainage. They directly border the Deer Lodge National Forest which offers excellent recreational opportunities. Hunting district 318 holds a healthy elk population which creates great opportunity during both the archery and general hunting seasons. A mix of heavily timbered pockets and historically logged areas, plus a small creek, is the perfect combination of elk habit, and is rich with sign. Lowland Creek, the Boulder River, and Maney Lake are excellent nearby fisheries. There are several ideal building sites to tuck a cabin back in the trees for privacy, or build in the open to gain views of Sheepshead and other surrounding mountains. These properties are behind a locked gate so please make contact before driving out there.

**Main Info**

- Street Address : TBD Lowland Creek Road
- Lot Size Acres : 53.00 Acres
- Postal / Zip Code : 59701
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 0000001337
- County : Jefferson
- Closest City : Butte

## Taxes

Tax Year : 2023

Estimated Taxes per year are \$75.00

## 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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