

## Sports Afield Trophy Property

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### **Wheat Basin Road, Stillwater County, Montana, 9.00 Acres**

**\$225,000**

Very rare find. Mobiles, Tiny homes, Campers and RVs Allowed. Selling all lots as one unit; however, 2 lots, 6 and 7 block 3 are available separately for \$10,000 for both. This would be a great opportunity to lease out camping and RV spaces for all the recreational, hunting, fishing, birdwatching enthusiasts who come to the area. Bordered by two county roads with power along the North County Road. Sweeping mountain views. Less than 30 miles to Billings International Airport and 28 miles to Columbus, MT, the county seat. The property Type is Vacant Land -Urban /Residential Property No covenants or restrictions.

## Main Info

- Street Address : TBD Wheat Basin Rd
- Lot Size Acres : 9.00 Acres
- Postal / Zip Code : 59057
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 0000050030
- County : Stillwater
- Closest City : Molt

## Taxes

Tax Year : 2023

Estimated Taxes per year are \$243.00

## Broker Info

Kevin Wetherell

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**Clearwater Montana Properties**

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Kevin is the Broker/Owner of Clearwater Montana Properties, Inc. He believes that providing you with knowledge of the land and area is key to guiding you to make the right choices. Born a 5th generation Montanan, his extensive knowledge of Montana enables him to shoot straight with knowledge behind him and to not only present the positives of a property, but the negatives as well. He has extensive knowledge of all aspects of land use and development including hunting, fishing, pond development, water management, tax advantaged conservation easements, wildlife management, habitat development, roads, and ecological concerns as well as an understanding of local politics, all enabling you to realize your goals more quickly. He believes in advancing his real estate education and has obtained his CRB (The Council of Real Estate Brokerage Managers), GRI (Graduate of Realtors Institute), RRS (Resort and Recreational Specialist) designations, as well as extensive real estate brokerage management and supervision. Kevin enjoys elk hunting, fly fishing, downhill skiing, hiking, and basketball.

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