

## 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

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

**Clearwater Montana Properties**

**(P:) 406-847-3400**

**(M:)406-270-3921**

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**[cmpmontana.com](http://cmpmontana.com)**

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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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