

## Sports Afield Trophy Property

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### **Recreational Bliss, Deer Lodge County, Montana, 20.1 Acres**

**\$340,000**

- Big Game, Fishing, Off-Road, Timberland, Wildlife Viewing

Hunting, fishing, skiing, snowmobiling, 4 wheeling, hiking, and anything else you desire, this place will suit your needs. Located less than 15 miles from Anaconda, this property offers you the ability to commute while also getting you away from it all. With its quaint creek running in the background to the neighboring Mount Haggin Wildlife Management area it is the ideal spot for a recreational cabin and/or off-grid home. Currently the property includes 2 shed type buildings that are cabin type living quarters. Limited access during winter months, ski or snowmobile in/out part way.

**Main Info**

- Street Address : NHN Lower Clear Creek Trail
- Lot Size Acres : 20.1 Acres
- Postal / Zip Code : 59711
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 0000557200
- County : Deer Lodge
- Closest City : Anaconda

### Home Info

Information is deemed to be reliable, but not guaranteed. Buyers and their agents are encouraged to conduct due diligence. Agent Must Accompany, Contact List Agent.

### Taxes

Tax Year : 2023

Estimated Taxes per year are \$518.00

### Broker Info

Curtis Cotten

**Curtis Cotten**

**Clearwater Montana Properties**

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Curtis Cotten represents the third of four generations in the Cotten family from the Missoula Valley, which includes his cherished daughter, Chloe Cotten. Born and nurtured in an environment steeped in outdoor life and conservation, Curtis spent much of his youth on his grandfather's farm in the Bitterroot Valley, tending to the cattle and the land. Curtis was often found in the woods with his family when he wasn't working on the farm—hunting, scouting for the next hunting season, fishing, or simply enjoying a drive. Curtis pursued a career in the construction industry after graduating with high honors in Drafting and Design from Montana Tech of the University of Montana in Butte. Initially focusing on engineering, he soon shifted to construction estimating and project management, dedicating 18 years to overseeing projects throughout Montana—including a 525,000 sq. ft. structure at the Yellowstone Club, the largest in the state at that time. Curtis is now a full-service agent and field operations leader for all branches at Clearwater. As an alumnus of the Montana Master Hunter Program and with extensive knowledge in farming, ranching, construction, drafting, design, and the Montana wilderness, Curtis offers a comprehensive real estate service. He's committed to guiding clients through well-trodden areas and the untouched corners of the state. With a proficient team and a leading company behind him, Curtis is dedicated to delivering a knowledgeable, attentive, and memorable experience. For those seeking a piece of Montana to call their own, Curtis is the go-to expert. He is ready to traverse any terrain to find the perfect match for your aspirations. If it's out there, you'll discover it with Curtis at your side. Don't wait—reach out to Curtis Cotten and start turning your dreams into reality.

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