



## **The Wilderness View Home, Powell County, Montana, 20.00 Acres**

**\$1,275,000**

- Agriculture, House, Wildlife Viewing

The Wilderness View Home is situated on 20 acres in a beautiful meadow among neighboring ranches near trailheads leading into the Bob Marshall and Scapegoat Wilderness areas. This immaculately maintained home is 1944 sq ft, 3 BR, 2.5 BA. The spacious floorplan is open with vaulted ceilings and lots of natural light and magnificent views of your hay meadow and snowcapped mountain peaks. The home has beautiful, weathered wood laminate flooring throughout. The thoughtfully designed kitchen has lots of counter space and red maple cabinets, a gas range, plus a large kitchen island all with Corian countertops. The oversized primary bedroom features mountain views a full bath with walk in shower and walk in closet. The two guest bedrooms would allow for one of them to be dedicated to a home office with lots of light and mountain views. The home is finished with a UV Water system, propane forced air heat and wood heat as well as central air. There is a front covered deck with lots of sun and a back covered Trex deck where you can enjoy the mountain views with opportunities to watch elk, whitetail deer, and waterfowl passing through the property while enjoying evening relaxation. There are several outbuildings that perfectly complement this country property including a 40 x 60 pole shed with 3 stalls, a 12 x 45 shed featuring 2 bays for a tractor or side by side including a nice 12 x 20 shop with electric, plus a general storage shed, and a chicken coup. The property has no restrictive covenants and is fenced for horses or livestock and can

generate about 10-12 tons of hay. If you are an outdoor enthusiast, you have nearby access to over 1.2 million acres of wilderness to explore. You can trail your horse over thousands of miles of trails leading to and within the wilderness areas. A short drive away and you can be fishing on the world-famous Blackfoot River and several options of smaller lakes and streams. You can take a side by side from the property over many scenic mountain roads. This property is in Powell County, desired for its rural, ranching character, lower property taxes and less regulations than nearby counties. The town of Seeley Lake is about 20 minutes away and offers small town shopping, restaurants, a bank and a clinic. The historic community of Ovando has a small general store, a community church, a fishing shop, and two restaurant options along with a tavern. Missoula is located about one hour away with big box shopping, college sports and football games and an airport served by major airlines.

#### Main Info

- Street Address : 7510 Woodworth Road
- Lot Size Acres : 20.00 Acres
- Postal / Zip Code : 59854
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 0000300850
- County : Powell
- Closest City : Ovando

#### Taxes

Tax Year : 2024

Estimated Taxes per year are \$2,878.00

#### Broker Info

Kevin Wetherell

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**Clearwater Montana Properties**

**(P:) 406-677-7030**

**(M:)406-677-4040**

**Kevin@CMPMontana.com**

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

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Kevin is the Broker/Owner of Clearwater Montana Properties, Inc., bringing a lifetime of Montana knowledge and a passion for land to every client he serves. A 5th generation Montanan, Kevin believes that providing clients with thorough knowledge of the land and the surrounding area is essential for making informed decisions. He prides himself on honest, straightforward guidance, presenting not only the positives of a property but also any potential challenges. Kevin has extensive expertise in land use and development, including hunting, fishing, pond and water management, tax-advantaged conservation easements, wildlife and habitat management, road development, ecological considerations, and a deep understanding of local politics—all of which help clients achieve their real estate goals efficiently and effectively. Dedicated to continual professional growth, Kevin holds designations including CRB (Council of Real Estate Brokerage Managers), GRI (Graduate of Realtors Institute), and RRS (Resort and Recreational Specialist), and brings years of experience in real estate brokerage management and supervision. Outside of real estate, Kevin enjoys elk hunting, fly fishing, downhill skiing, hiking, and basketball, embracing the Montana outdoors he knows and loves. His expertise, integrity, and deep connection to the land make him a trusted advisor for anyone seeking to buy or sell Montana properties.

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