

Sports Afield Trophy Property

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Eagle Point Ranches, Missoula County, Montana, 20.00 Acres

\$475,000

- Big Game, Off-Road, Timberland

First time on the market in 30 years!!! A part of the Eagle Point Ranch subdivision, this spectacular offering has 20-acres that abuts the Clearwater State Forest and is a short distance to the Lolo National Forest. This lot may be subdivided. There are several building sites available and Swan Mountain Range views are prevalent. The lot can be accessed off of both Seasons Edge and Beaver Creek Road. Expect to see deer, elk, and a variety of other critters on this amazing parcel. Blackfoot phone & cable is on the property and power is at the lot line and just needs to be run to your build site. You have direct access to thousands of acres of public lands for hiking, biking, hunting, off highway vehicle use, or whatever your recreational pleasures are. Just outside of the subdivision are hundreds of miles of forest service roads that are groomed for snowmobiles during the winter. CCRs require 100' setbacks from property boundaries, however that does not apply to the boundary with the Clearwater State Forest, which will then allow for building on top of the bench and provides spectacular views of the Swan Mountain Range, where you will likely feel on top of the world! There is an ATV / Side by Side trail from the meadow off of Seasons Edge that will take you near the top of the bench and may be a good location to develop a road.

Main Info

- Street Address : Lot 7 Seasons Edge
- Lot Size Acres : 20.00 Acres
- Postal / Zip Code : 59868
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 5864862
- County : Missoula
- Closest City : Seeley Lake

Home Info

Make sure to carry bear spray when showing this property as it abuts state forest and is a short distance to national forest lands. All buyers and their agents have an obligation to verify all information contained within this listing. Information provided is deemed reliable but is obtained from outside sources and not guaranteed by the listing agent or Clearwater Properties. Eagle Point Ranch HOA \$650/Annually.

Taxes

Tax Year : 2024

Estimated Taxes per year are \$22.00

Broker Info

Kevin Wetherell

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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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