

## Sports Afield Trophy Property

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### **Swan Views on Private Scenic Drive, Missoula County, Montana, 20.02 Acres** \$485,000

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

#### **Secluded 20-Acre Timber Retreat with Year-Round Access**

Discover a rare opportunity to own 20.02 acres of pristine timberland in Missoula County, offering the perfect balance of accessibility and privacy. Tucked into a densely forested mountain setting, this property provides an ideal canvas for your Montana dream—whether that's a private family compound, hunting retreat, or legacy property investment.

This heavily timbered parcel features mature mixed conifer forest with natural clearings, creating diverse habitat for Montana's abundant wildlife. The property's elevation and dense forest cover provide year-round privacy while maintaining practical access via maintained county roads. With 20 acres at your disposal, there's ample space for building sites, outbuildings, equestrian facilities, or simply preserving the natural character of the land. The terrain offers gentle to moderate slopes with several potential home sites that could capture mountain views while maintaining the forested seclusion. Power is available nearby, and the property is suitable for well and septic systems, giving you flexibility in your development timeline and approach.

#### **Prime Location in Montana's Scenic Countryside**

The property's location offers excellent access to Montana's vast public lands, with multiple national forest entry points

within reasonable driving distance. Whether you're pursuing big game hunting in the fall, exploring backcountry trails in summer, or seeking winter recreation opportunities, you'll find countless options throughout the region. The area's network of county and forest service roads provides access to remote fishing streams, hiking trails, and wilderness areas that see far less traffic than more publicized destinations near major population centers.

For practical considerations, regional towns provide grocery stores, hardware suppliers, medical facilities, and other essential services. The area maintains that genuine small-town Montana character while offering the basics needed for comfortable year-round or seasonal living. Commercial airports in the region provide connections for out-of-state owners, making this an accessible choice for those seeking a Montana retreat without the premium pricing of properties near resort communities or major urban centers.

### **Exceptional Recreational Value and Wildlife Habitat**

This property's dense timber and natural features create premium habitat for white-tailed deer, elk, black bear, and a variety of upland game birds. The forested acreage provides excellent opportunities for archery and rifle hunting, with the privacy to establish food plots or wildlife management practices. Bird watchers and nature photographers will find abundant opportunities, with the diverse forest supporting everything from songbirds to raptors and the occasional moose passing through.

The 20-acre size offers unique versatility—large enough for meaningful outdoor pursuits, equestrian activities, and privacy, yet manageable for property maintenance and stewardship. Whether you're interested in sustainable forestry practices, creating riding trails through the timber, or simply preserving the natural forest ecosystem, this property provides the space and freedom to pursue your vision. The terrain is suitable for off-road vehicle use, horseback riding, and establishing a network of walking trails throughout your private forest.

### **Investment in Montana's Growing Real Estate Market**

Missoula County continues to experience strong real estate appreciation, driven by quality-of-life migration and limited inventory of well-located recreational properties. The 20-acre size falls within the sweet spot for Montana buyers—substantial enough to provide true privacy and recreational value while remaining financially accessible compared to larger ranch properties.

The property's flexibility adds to its investment appeal. Develop it immediately as your primary residence or mountain getaway, hold it as a long-term investment while enjoying recreational use, or explore potential for a family compound with multiple homesites. Montana's favorable tax environment and absence of sales tax further enhance the investment proposition. With no HOA restrictions and outside city limits, you'll enjoy maximum freedom in how you develop and use your property.

### **Schedule Your Private Showing Today**

This combination of location, privacy, and recreational potential rarely becomes available in Missoula County. Properties of this caliber typically attract multiple offers, particularly from buyers seeking the perfect blend of accessibility and seclusion. Contact us today to arrange a private tour and experience firsthand what makes this 20-acre timber retreat a standout opportunity in Montana's competitive recreational property market.

### **Main Info**

- Street Address : NHN Scenic Dr
- Lot Size Acres : 20.02 Acres
- Postal / Zip Code : 59826
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 2011122700
- County : Missoula
- Closest City : Condon
- County : Missoula
- Closest City : Condon

### **Taxes**

Tax Year : 2024

Estimated Taxes per year are \$22.00

### **Broker Info**

Mark Leffingwell

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Mark Leffingwell is a trusted and highly knowledgeable real estate professional who calls the Swan Valley home year-

round. Combining a strong foundation in construction and project management with deep local insight, Mark helps clients navigate every aspect of buying, selling, and managing real estate with confidence and ease. As a REALTOR®, Montana Licensed Property Manager, and Registered Independent Contractor, he provides a full spectrum of services for property owners and investors seeking thoughtful guidance and expert stewardship. A passionate advocate for conservation-minded development and historic property revitalization, Mark brings a careful, detail-oriented approach to every project. He moved to Montana from his native Wisconsin in 2005 to pursue an engineering degree and quickly fell in love with the region's rugged beauty, outdoor lifestyle, and tight-knit communities. Outside of real estate, Mark enjoys connecting with the landscape he loves through hiking, skiing, and wildlife tracking, often accompanied by his partner, Jackie, and their two German shepherd mutts. With Mark, clients gain not only a skilled professional but also a local partner who truly understands the Swan Valley way of life.

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