



Swan Views on Private Scenic Drive, Missoula County, Montana, 20.02 Acres

\$599,744

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

Cleared hilltop build site on 20 acres in the Swan Valley. Adjacent to National Forest on the west boundary. Remarkable Swan Range views of Holland Peak and adjacent peaks to the east. Wooded with mature Douglas fir and Larch trees. Private with multiple potential raised build sites. Marketable timber adds additional value, unique versus other similar land listings in the area that have been cleared or have immature lodgepole pines. Seasonal wetland turns to a brook running through NW corner of property. Secluded and quiet but only 5 minutes off the highway on a well maintained private road. Power and phone at the property boundary with easement for access and utilities at the driveway. Raised site out of floodplain to allow for your private septic and well with plenty of space for your preferred site plan.

- 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

### Taxes

Tax Year : 2024

Estimated Taxes per year are \$22.00

### Broker Info

Kevin Wetherell

**Kevin Wetherell**

**Clearwater Montana Properties**

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

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

**Kevin@CMPMontana.com**

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

Image not found or type unknown

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.

---

© 1996 - 2018 Sports Afield Trophy Properties. All Rights Reserved Please read Sports Afield Trophy Properties Privacy Policy and Legal Notices.

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."