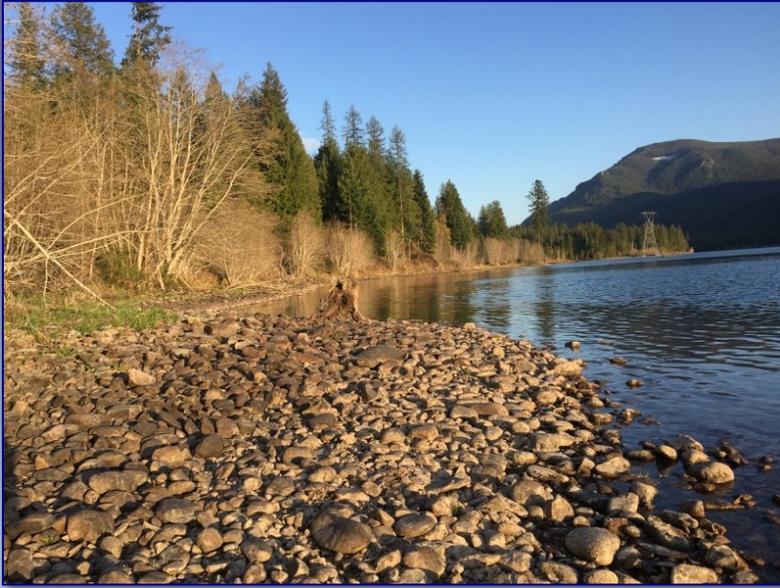




Montana Water Oasis

\$600,000



NHN Black Bear Lane * Noxon, MT

Water, water, everywhere! Enjoy the large pond fed by 2 flowing springs, running into a year-round stream, which empties into the Cabinet Gorge Reservoir. This postcard worthy, parked-out 40+/- acre property also has Avista owned water frontage. The property offers multiple building sites and has hosted beautiful weddings on the island in the middle of the pond and along the shoreline. This amazing property is a rare and unique find. Close to Hwy 200, but tucked away to create your own private sanctuary. Excellent fishing

Acres: 40+/-

Taxes: \$200/2015

Water: Spring

Sewer: To be installed by buyer

Utilities: Electricity & telephone to lot

Legal: TBD Jensen Subdivision S32, T27N, R33W, Lot 1, COS# 3056 In S2 Plat D

Geocode: 35382032301450000

Terms: Cash

For more information please contact Mark or Jeannette and refer to MLS# 21703697

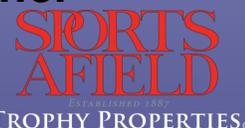


MARK SMITH
SALES ASSOCIATE
406-270-4284

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