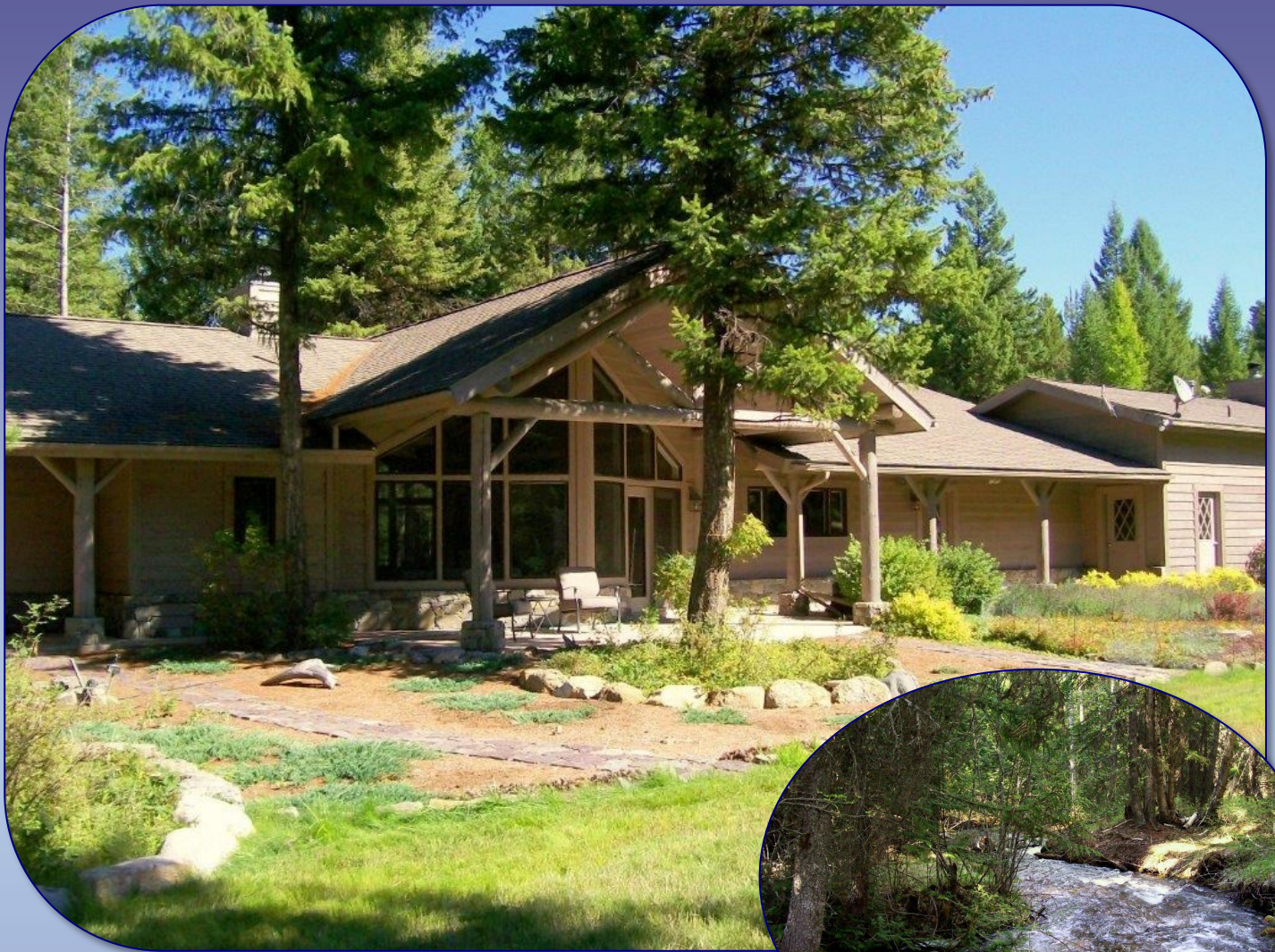




# Cedarwild Homestead

## \$1,000,000



Rexford, MT

- 2 Bedrooms, 2 baths
- 2,247+/- Square feet
- 159.82+/- Acres

**By appointment only**

SELF SUFFICIENT SUSTAINABLE LIVING WITH ENERGY INDEPENDENCE AND FULL AMENITIES IN THE MONTANA WILDS! CEDARWILD is a 159 acre original homestead with newer home, mountain stream, National Forest borders and all the bells and whistles of energy and domestic self-sufficiency to keep you comfy. Contact agent for private website address for this property containing full details. Dual electricity generating systems and dual automatic heating systems. Commercial grade state of the art fully sustainable hydro-electric system for low maintenance 24/7 free power, meeting all homestead needs. Fully backed up by new automatic 'smart internet connected' propane alternate generating system that keeps you doubly covered for peace of mind. Self-sufficient systems include an indoor wood burning boiler for all radiant floor heating and domestic hot water needs which is also backed up by a new super-efficient propane boiler that automatically takes over whenever you choose not to use the wood boiler.

**For more information please contact Clearwater Montana Properties and refer to MLS# 109283**

**PRESENTED EXCLUSIVELY BY:**  
**Clearwater Montana Properties, Inc.**

302 E. Missoula Avenue, Troy, MT 59935  
Office 406-295-5500 Toll Free 800-577-3013

[CMPMontana.com](http://CMPMontana.com)

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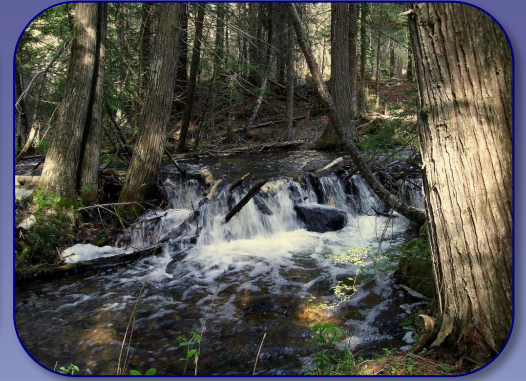


# Cedarwild Homestead

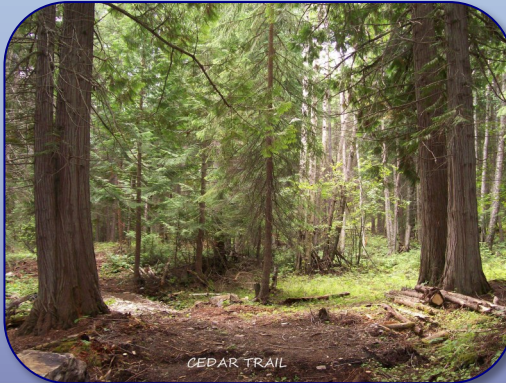
## \$1,000,000



ELK IN THE YARD



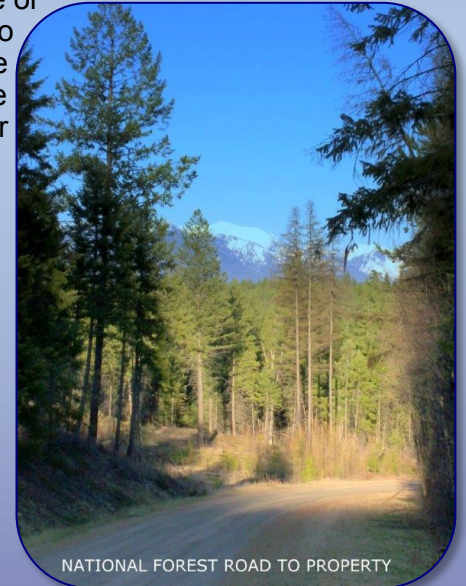
Set in the heart of Kootenai National forest (2.2 million acres) with 80% National Forest borders. Wilderness-like setting, yet easy year-round access and only 25 scenic miles from Eureka. Sportsman's paradise backed up to huge expanse of wild lands with hundreds of miles of National Forest roads and trails out your door. Lush riparian area along 5/8 mile mountain stream offers beautiful mix of mature private forest of fir, spruce, tamarack, paper birch and 300 year old cedars. Here there is absolute quiet and serenity in old world pristine nature. Comfortable one-level open floor plan including great room with window walls and vaulted ceilings throughout. Two spacious master suites. Excellent cell phone and satellite internet reception. Dedicated space for up to 40 foot south-facing greenhouse with plumbing stubbed out for radiant floor heating from either wood or gas boiler. Plenty of solar exposed level ground and ample hydroelectric-pumped stream water for gardening and fruit trees. Wrap-around covered porch plus Trex deck and brick patio offer inviting outdoor living space. Wildlife viewing meadow has automatic sprinkler system and is visited by elk, moose, bear, deer, turkeys and more. Perennial landscaping around home is on drip irrigation system. Conservation Easement is in place which permits building a second home or 'bed & breakfast' plus an array of service buildings. The home was designed to comfortably accept a multi-bedroom/bath or living area addition accessed from the great room (see property website for sample floor plans). Natural rock fireplace and extensive rock accents. A unique and rare find for the discerning buyer. For more information and photos visit: <http://www.cedarwildhomestead.com/>



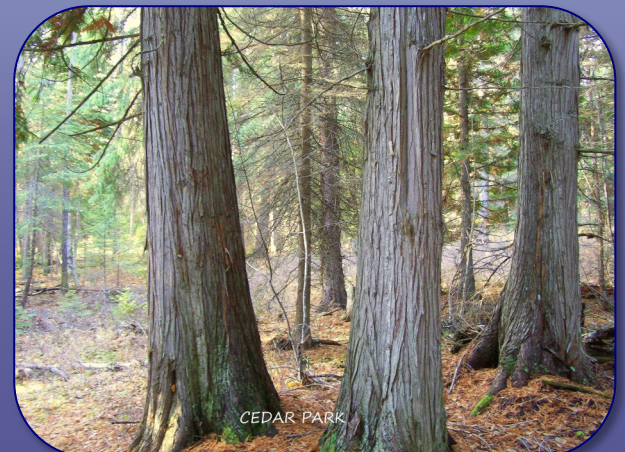
CEDAR TRAIL



HYDROELECTRIC TURBINE HOUSE



NATIONAL FOREST ROAD TO PROPERTY



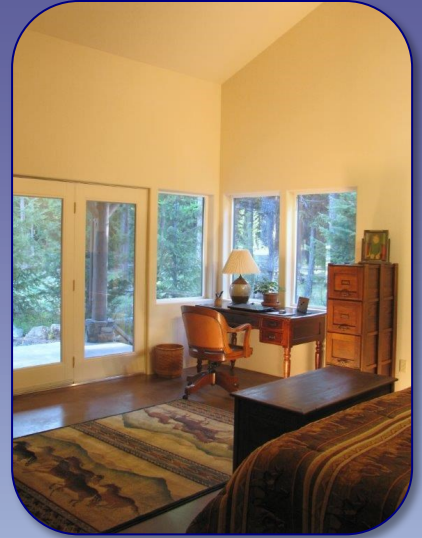
CEDAR PARK





# Cedarwild Homestead

## \$1,000,000



### ADDITIONAL PROPERTY INFORMATION

Square Footage: 2,247+/-

Bedrooms: 2

Bathrooms: 2

Year Built: 2004

Water: Cistern, creek water

Sewer: Private septic

Heat Source: Wood boiler, radiant floor heat, propane

Interior Features: Vaulted ceilings throughout, window walls, rock fireplace, two master suites with walk-in closets, hand rubbed finish on interior woodwork, built in niches, custom cabinets, lots of storage

Garage: Attached over-sized double car

Acres: 159.82+/-

Taxes: \$2,452/2014

Roof: Architectural shingle

Foundation: Poured concrete, 12" reinforced grouted CMU

Terms: Cash

Road/Access: Paved, gravel, Forest Service

Legal: S28, T37 N, R28 W, W2NW-NWSW-W2SENW W2NESW

Geocode: 56-4927-28-1-01-04-0000