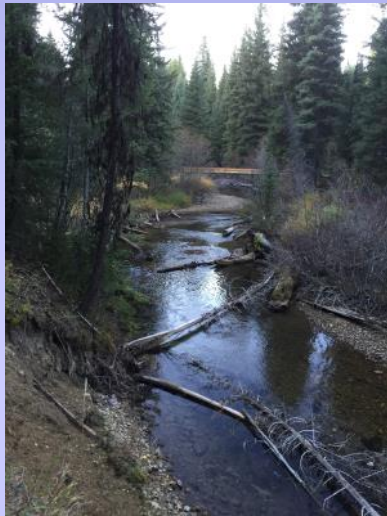




# WILDERNESS LODGE \$499,000



2864 PROVIDENCE LANE CONDON, MT 59826

Glorious seclusion and off-grid independence. Finish this "Wilderness Lodge" to suit your mountain living lifestyle needs. Basic infrastructure (septic system, water well, 1000 gallon in-ground propane tank) and exterior finish are all in place. Big items to be completed includes final plans for electricity source, insulation, and all of the finishing touches. Most of the plumbing & wiring are roughed in, and the Tulikivi soapstone wood burning stove is fully functional. Also roughed-in is whole-house plumbing for propane cooking, heating and lighting fixtures. Wow! Off-grid electricity power source requires only imagination & creativity - solar, maybe in-stream hydro power possibilities, etc. Property features 20+ acres, no visible neighbors, big mountain view, nice mixture of forest species, wetlands, meadows, abundant wildlife, Cold Creek frontage, and borders endless USFS land with lakes, rivers and trails offering endless outdoor recreation opportunities. Come take a look, and imagine the possibilities.

FOR MORE COMPLETE INFORMATION SEE

**FIREMLS.COM**

<https://www.firemls.com/?ln=17003087>



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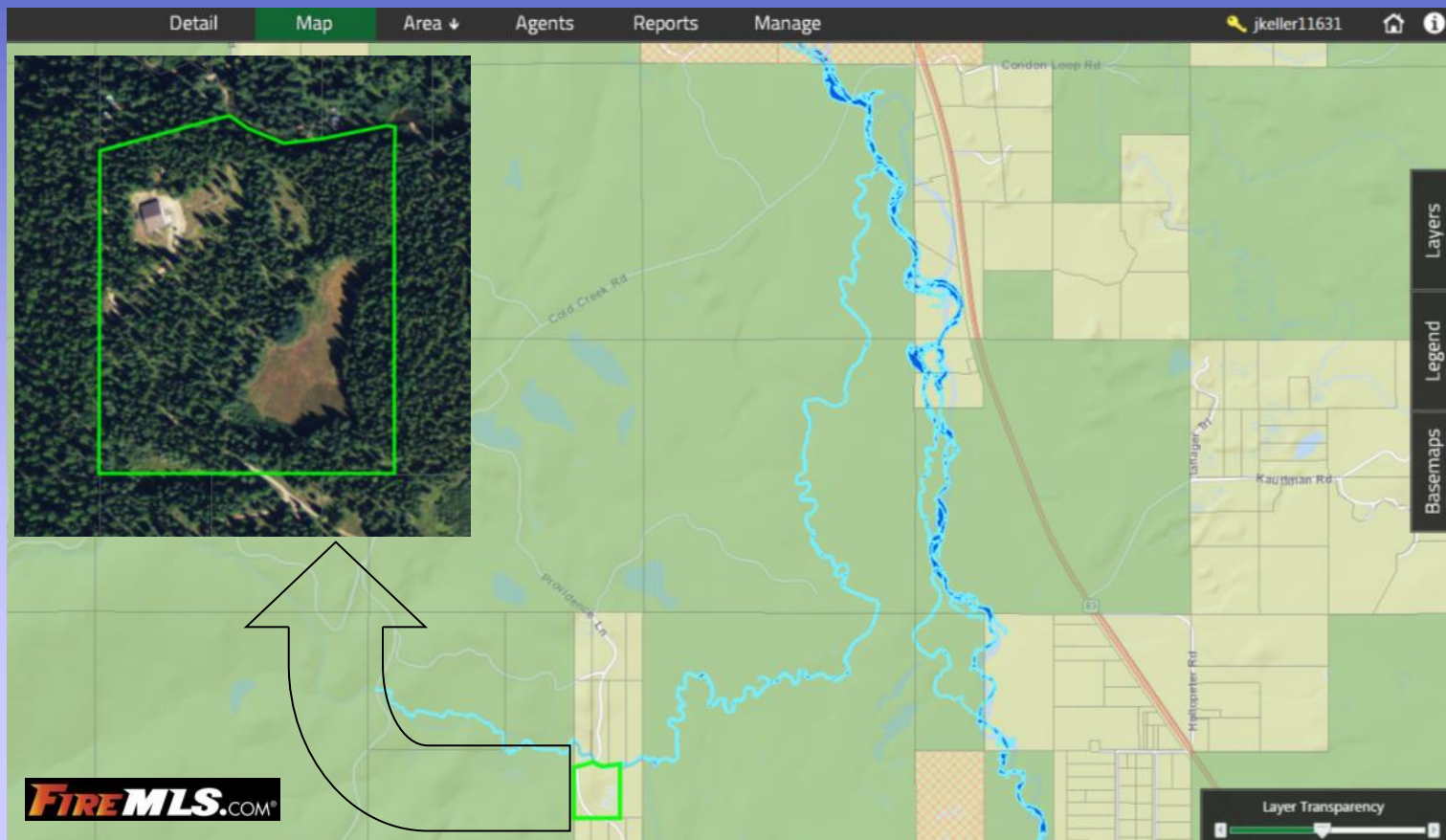
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# WILDERNESS LODGE



## ADDITIONAL PROPERTY INFORMATION

**ACRES:** 20.61

**TAXES:**2016/\$2761

**LEGAL:** S28, T21 N, R17 W, C.O.S. 6434, PARCEL 10A, ACRES 20.61

**GEOCODE:** 04-3107-28-3-01-05-0000

**WATER FRONTAGE:** COLD CREEK

**WATER RIGHTS:** COLD CREEK

**CCR'S:** NONE

**HOA DUES:** NONE

### IMPROVEMENTS - RESIDENCE:

**SQUARE FOOTAGE: TOTAL LIVING APPROX. 3260**

**MAIN LEVEL: APPROX. 2320**

**UPPER LEVEL LOFT: APPROX. 940**

**BEDROOMS: 3 PERMITTED**

**BATHROOMS: 3 PLANNED**

**YEAR BUILT: 2009 STARTED**

**WATER: WELL 100FT/ 12 GPM**

**SEWER: PRIVATE SEPTIC**

**PHONE: INSTALLED**

**PROPANE TANK: UNDERGROUND 1000 GALLONS**

**GARAGE: 2-CAR ATTACHED APPROX. 24X36**

**TERMS: CASH TO SELLER AT CLOSING**

Information is deemed to be reliable, but is not guaranteed. Buyers and their agents are encouraged to conduct due diligence, and to verify to their satisfaction, the information contained herein regarding property. This information is provided by outside sources and deemed reliable but not guaranteed by the Brokerage Firm, its agents nor representatives, nor the Listing Agent.