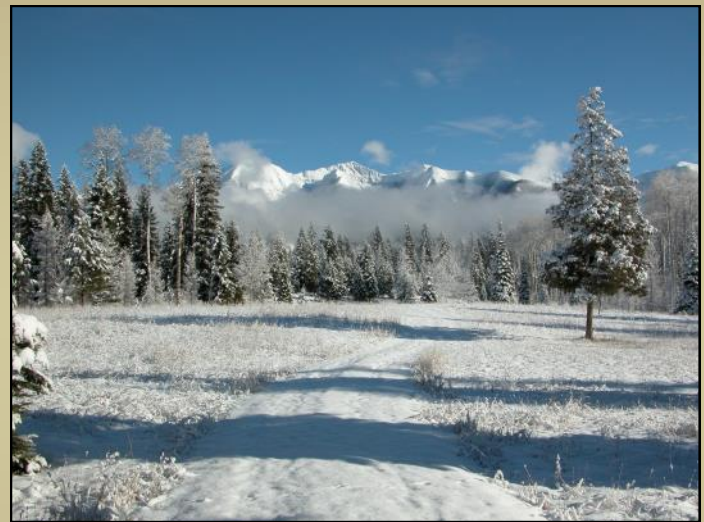




EXCEPTIONAL \$1,200,000



PHOTOSTREAM



242 & 528 PANORAMA TRAIL CONDON, MT 59826

SWAN VALLEY'S RUMBLE CREEK ROAD AREA IS ARGUABLY THE MOST EXCEPTIONAL STRETCH OF MOUNTAIN SCENERY IN MONTANA. THE PROPERTY CONSISTS OF TWO PARCELS THAT TOTAL JUST OVER 40 ACRES, OFFERING BIG MOUNTAIN VIEWS EAST & WEST, NO VISIBLE NEIGHBORS, AND JUST INCREDIBLE LANDSCAPE FEATURES: IMMACULATE FOREST STEWARDSHIP, SEASONAL WETLAND/CATTAIL POND, SIGNATURE ASPEN GROVES, WILDLIFE HABITAT, AND WILDLIFE GALORE. THE BUILDING SITE HAS BEEN CAREFULLY PREPARED, IN A WAY THAT MORNING SUN, LATE AFTERNOON SHADE, WINTER SUN, WALK-OUT BASEMENT, IF DESIRED, ARE ALL POSSIBLE. UTILITIES INCLUDE UNDERGROUND ELECTRIC, PHONE, HI-SPEED DSL, 27 GPM WATER WELL. THE 40 ACRES, AND TWO PARCELS MAKE POSSIBLE ANY NUMBER OF DEVELOPMENT OPTIONS FOR ADDITIONAL STRUCTURES FOR FAMILY & FRIENDS, FAMILY PETS, ON-SITE CARETAKER, ETC. THIS OFFERING IS "READY TO BUILD", OR "HOLD FOR THE FUTURE", AS PROPERTY TAXES ARE VERY LOW (LESS THAN \$3 PER ACRE PER YEAR). EXCEPTIONAL PROPERTIES LIKE THIS WILL NOT BE AVAILABLE FOREVER. ALL OF THE "URBAN AMENITIES" ARE ONLY 60-70 MILES AWAY, EITHER MISSOULA, OR KALISPELL.

FOR MORE INFORMATION SEE: <https://www.firemls.com/?ln=17003380>

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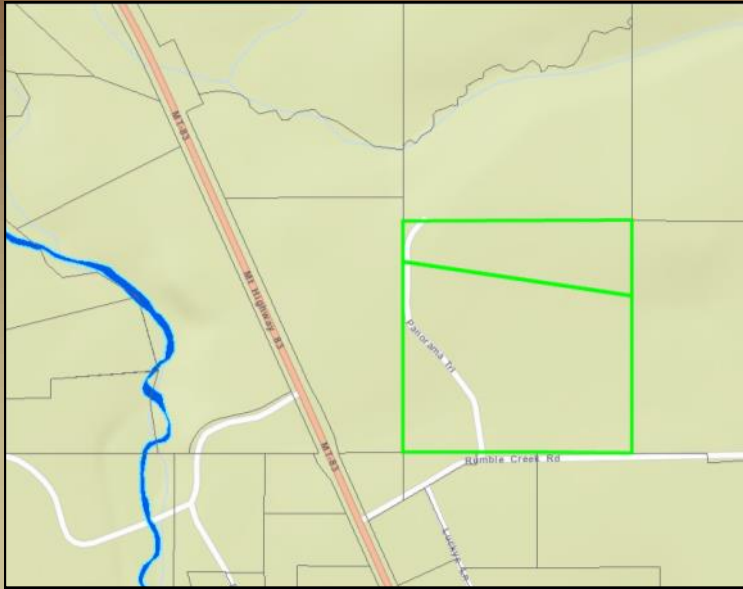
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EXCEPTIONAL



[INTERACTIVE MAP POWERED BY FIREMLS.COM](http://www.firemls.com)

ADDITIONAL PROPERTY INFORMATION

ACRES: 40.09 (TOTAL FOR BOTH PARCELS)

CCR'S: YES

TAXES: 2016/\$92 (YES, THAT'S CORRECT)

[PANORAMA BYLAWS](#)

[PANORAMA COVENANTS](#)

GEOCODE: 04-2992-07-1-01-15-0000

**LEGAL: PANORAMA, S07, T20 N, R16 W, Lot 3-D,
ACRES 10.04, OF LOTS 3D & 4D**

HOA DUES: TBD

WATER WELL 240 FT 27 GPM

GEOCODE: 04-2992-07-1-01-17-0000

**LEGAL: PANORAMA, S07, T20 N, R16 W, Lot 4-D,
ACRES 30.05, OF LOTS 3D & 4D**

POWER & PHONE INSTALLED ON SITE

SEPTIC TO BE INSTALLED

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