



# Grizzly Den Cabin

## \$255,000



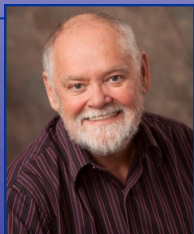
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### NHN Birch Road • Troy, MT

- Frontage on the South Fork of the Yaak River
- 6.12+/- Acres Bordering National Forest
- Off-Grid Cabin with Full Amenities
- End of the Road Location in Yaak Country

**Schedule an appointment today! Refer to MLS #21703917.**

**Presented Exclusively By: Wayne Heaton & Rachelle Grover**



Wayne Heaton, Broker, GRI,  
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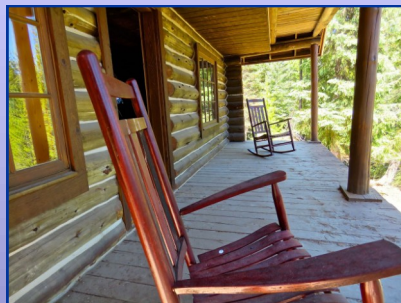
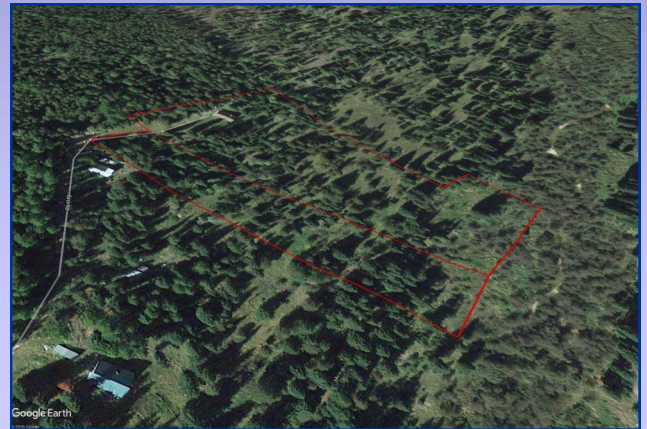
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# Grizzly Den Cabin

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The Grizzly Den Cabin is a dream-worthy hunting/fishing retreat, full-time home and vacation getaway on 6.1 acres with frontage on the South Fork of the Yaak River in the heart of the Kootenai National Forest. Located at the end of the road in the Yaak Valley, this rustic off-grid cabin features a large open room with separate washroom and a sleeping loft. Careful steps were taken when remodeling to maintain the character and quality of the cabin. Property borders National Forest and a Conservation Easement, both ensuring the character of the land will remain in its natural state. The cabin is being offered turnkey (excluding taxidermy) and is ready to offer this Montana destination for all the recreation and tranquility your heart can handle! Special Feature: Seller has agreed to share years of dedicated area research for hunting sites. He has agreed to transfer this knowledge complete with site mapping for the Buyer at closing.



**Square Footage:** 720+/-  
**Bedrooms:** 1  
**Bathrooms:** 1  
**Year Built:** 1981 - Remodeled in 2000  
**Water:** Private well 5 GPM, 165 ft. plus cistern  
**Sewer:** Outhouse  
**Heat Source:** Propane, wood stove  
**Appliances Included:** Range, refrigerator, window treatments, generators, furnishings (excluding taxidermy)  
**Garage:** None  
**Roof:** Metal

**Siding:** Log  
**Foundation:** Piers  
**Terms:** Cash  
**Acres:** 6.12+/-  
**Taxes:** \$625/2016  
**Legal:** YAAK RIVER ACRES, S30, T35 N, R31 W, BLOCK 3, ACRES 4.11, LOT 9 HES 3448 \*139\* & YAAK RIVER ACRES, S30, T35 N, R31 W, BLOCK 3, ACRES 2.01, LOT 8 HES 3448 \*178\*  
**Geocode:** 56471230202090000  
**CCRs:** No  
**HOA Dues:** None  
**Road/Access:** County/gravel