



**JUST EXCEPTIONAL
\$750,000**



PHOTOSTREAM

242 PANORAMA TRAIL CONDON, MT 59826

THE RUMBLE CREEK ROAD AREA IN WESTERN MONTANA'S SWAN VALLEY IS ARGUABLY THE MOST EXCEPTIONAL STRETCH OF MOUNTAIN SCENERY IN MONTANA. THE PROPERTY CONSISTS OF JUST OVER 30 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. 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.

AN ADDITIONAL ADJACENT 10 ACRE PARCEL IS ALSO AVAILABLE PROVIDING A NUMBER OF DEVELOPMENT OPTIONS FOR ADDITIONAL STRUCTURES FOR FAMILY & FRIENDS, FAMILY PETS, ON-SITE CARETAKER, ETC.

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

PRESENTED EXCLUSIVELY BY: CLEARWATER MONTANA PROPERTIES

INFO@CMPMONTANA.COM

406-754-3300

888-577-3321

CLEARWATER MONTANA PROPERTIES, INC.

6124 HWY 83, MILEPOST 37

SWAN VALLEY, MT 59826



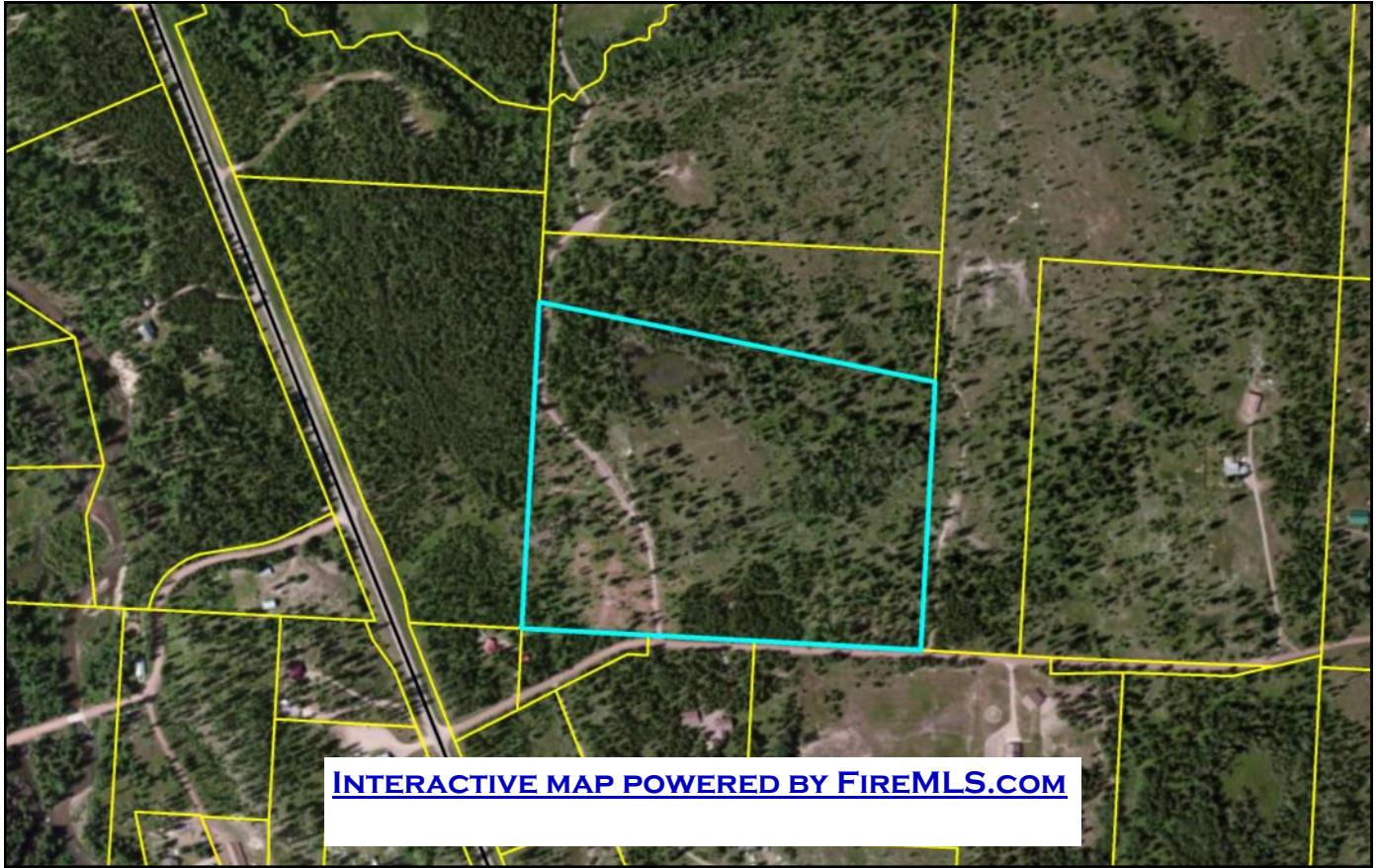
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[INTERACTIVE MAP POWERED BY FIREMLS.COM](http://www.firemls.com)

ACRES: 30.05

TAXES: 2017/\$73 (YES, THAT'S CORRECT)

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**

CCR'S: YES

[PANORAMA BYLAWS](#)

[PANORAMA COVENANTS](#)

HOA DUES: TBD

WATER WELL 240 FT 27 GPM

POWER & PHONE INSTALLED ON SITE

SEPTIC TO BE INSTALLED

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