Gone Fishing
$475,000

Clearwater Montana Properties, Inc.

64 Solid Rock Road * Noxon, MT

- 2 Bedrooms, 2 baths
- 1,680+/- Square feet
- 12+/- Acres

This 2 bedroom, 2 bath home is located on the Bull River and offers endless recreational opportunities.

For more information please contact Jeannette or Mark and refer to MLS# 21802750

SPORTS AFIELD TROPHY PROPERTIES®

PRESENTED EXCLUSIVELY BY:
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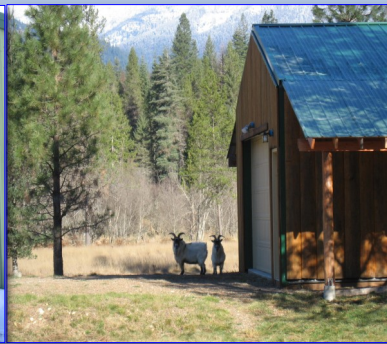406-270-4284
MARK@CMPMontana.com

Gone Fishing
$475,000

Fly fishing paradise! 12 acres with over 3/4 of a mile of Bull River frontage! This prime fishing area is surrounded by National Forest and majestic mountains in all directions. Secluded and quiet, with abundant wildlife. Low maintenance Cedar sided, one level home with 2 bedrooms, bonus room, 2 bathrooms, large pantry, mud/laundry room with deep sink, and covered porches on the front and back of the home. Has central air, wood stove, and vaulted ceilings in the living room to display all of your mounts/artwork/ treasures. Outside is a detached double car garage, and a large, insulated, wood heated 24x40 shop/ garage with attached lean-to storage. Includes wood shed, green house, raised garden beds, and numerous fruit trees & shrubs, including 4 apple, 1 peach, 2 pear, gooseberry, choke cherries, raspberries, and strawberries. Enjoy the privacy, beauty, and true Montana lifestyle that this property offers.

ADDITIONAL PROPERTY INFORMATION

Square Footage: 1,680+/-

Bedrooms: 2

Bathrooms: 2

Year Built: 1999

Roof: Metal

Foundation: Poured concrete, crawl space

Heat Source: Propane forced air, wood stove

Garage: Detached double car

Appliance Included: Range, refrigerator, washer, dryer, freezer, microwave, wood stove

Acres: 12+/-

Taxes: $1,530.15/2014

Water: Private well

Sewer: Private septic system

Legal: S19, T27N, R32W, Plat C1

Geocode: 35382119201100000

Terms: Cash

Road/Access: Gravel, private