



Lotawater Luxury Living

\$599,000



8 Lotawater Lane * Noxon, MT

- 6 Bedrooms, 5 baths
- 3,520+/- Square feet
- 27.8+/- Acres

SPORTS AFIELD

TROPHY PROPERTIES.

Walking through this property is like stepping back in time. Whether purchased for a family compound, campground, investment or rental income...the possibilities are endless on this 27.8 acre parcel.

For more information please contact Jeannette or Mark and refer to MLS #21708990



PRESENTED EXCLUSIVELY BY:
Clearwater Montana Properties, Inc.

1031 MT HWY 200, Noxon, MT 59853
Office 406-847-3400 Fax 866-343-1073

CMPMontana.com
SportsAfieldTrophyProperties.com

JEANNETTE CARR
REALTOR®, RRS
406-270-3921
JEANNETTE@CMPMONTANA.COM

MARK SMITH
REALTOR®
406-270-4284
MARK@CMPMONTANA.COM





Lotawater Luxury Living

\$599,000



In its prime this property was one of the nicest estates in the area. The property has 3 homes and numerous out-buildings with quick, easy access off Hwy 200 yet it is surrounded by mature shade trees, and has sweeping Mountain views in all directions. The property includes the main home with 2,368 sq. ft., built in 1979 with 4 bedrooms, 3 baths, 2 car attached garage, which was the showcase of the property in its prime. It is solid with original rock fireplaces, original metal light fixtures, and extensive wood beams throughout. The decks overlook a large pond on an adjacent 40 acres. The guest house is 1152 sq. ft., with 2 bedrooms, 2 baths and a detached garage. There is a single wide mobile home on the property that is in good condition.

The property's outbuildings include: a 41' x 96' shop with cement floors, that is completely insulated, with power; a 24' x 24' garage, which is also insulated with a cement floor; a 28' x 31' detached garage; a pole frame building and several sheds.

This property needs to be updated and is waiting for the right buyer with the vision of restoring this property to its original grandeur or converting it into an income producing property. There is no zoning or restrictions, so let the creativity begin!

ADDITIONAL PROPERTY INFORMATION

Square Footage: 3,520+/-

Bedrooms: 6

Bathrooms: 5

Year Built: 1979

Water: Private well

Sewer: Private septic

Heat Source: Propane

Appliances Included: Range

Roof: Metal

Foundation: Poured concrete

Garage: 2 car

Covenants: No

Terms: Cash

Legal Description: JENSEN SUBD, S32, T27 N, R33 W, Lot 2A-1, ACRES 27.83, COS 3375 IN S2 PLAT D ALSO IN S5 T26N R33W

Geocode: 35382032301450000

Acres: 27.8+/-

Taxes: 1,498/2016

Road/Access: Gravel, private