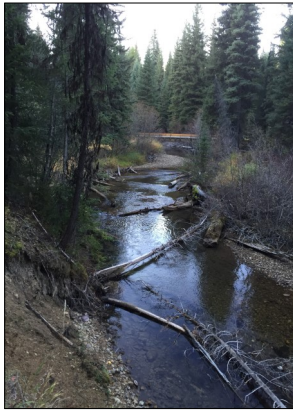




# WESTERN MONTANA WILDERNESS LODGE \$499,000



WATERFRONT



[SEE MORE DETAILS](https://www.firemls.com/?ln=17003087)

<https://www.firemls.com/?ln=17003087>

**2864 PROVIDENCE LANE CONDON, MT 59826**

Glorious seclusion and off-grid independence. Finish this "Wilderness Lodge" to suit your mountain living lifestyle needs. Basic infrastructure (septic system, water well, 1000 gallon in-ground propane tank) and exterior finish are all in place. Big items to be completed includes final plans for electricity source, insulation, and all of the finishing touches. Most of the plumbing & wiring are roughed in, and the Tulikivi soapstone wood burning stove is fully functional. Also roughed-in is whole-house plumbing for propane cooking, heating and lighting fixtures. Wow! Off-grid electricity power source requires only imagination & creativity - solar, maybe in-stream hydro power possibilities, etc. Property features 20+ acres, no visible neighbors, big mountain view, nice mixture of forest species, wetlands, meadows, abundant wildlife, Cold Creek frontage, and borders endless USFS land with lakes, rivers and trails offering endless outdoor recreation opportunities. Come take a look, and imagine the possibilities.

PRESENTED EXCLUSIVELY BY: **Clearwater Montana Properties**



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**MLS# 21703342**

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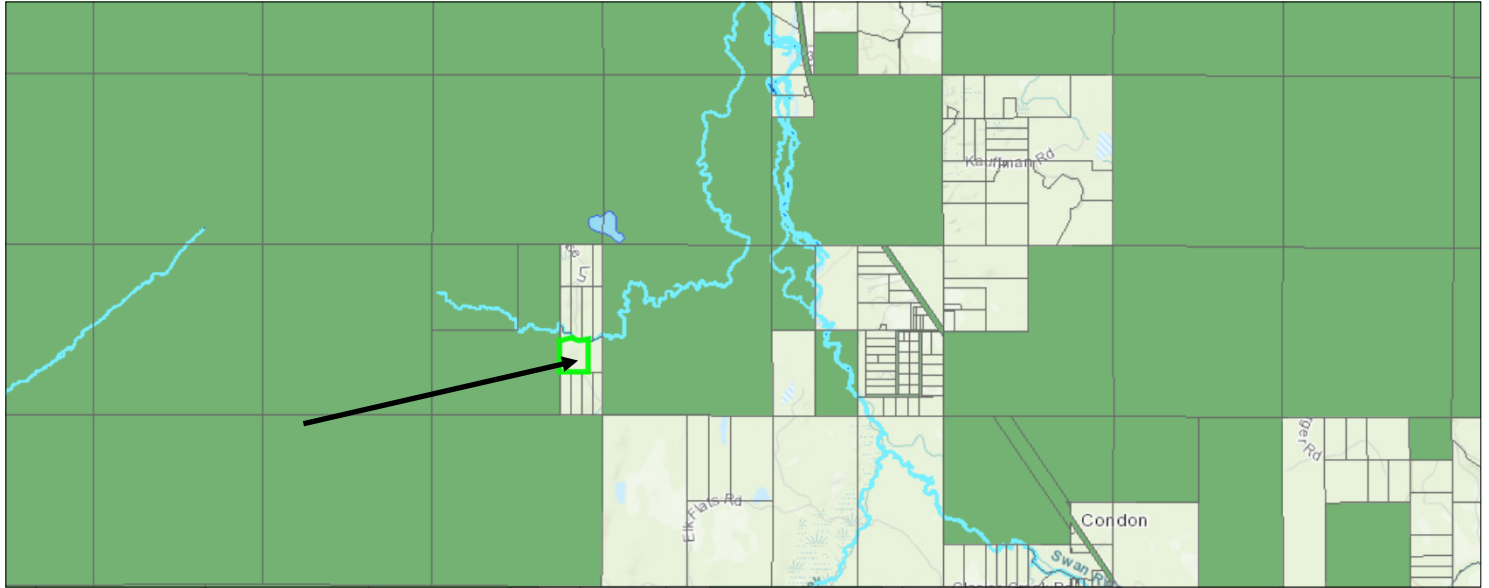
**TROPHY PROPERTIES®**

Information is deemed to be reliable, but is not guaranteed. Buyers and their agents are encouraged to conduct due diligence and to verify to their satisfaction all information contained herein regarding the property. This information is provided by outside sources and deemed reliable but not guaranteed by the Brokerage Firm, its agents nor representatives.



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## Property

### PROPERTY 1

|                            |   |                            |  |
|----------------------------|---|----------------------------|--|
| Geocode:                   | 04-3107-28-3-01-05-0000                                 | County:                    | MISSOULA                                       |
| Township Range             | 21 N - 17 W - 28  |                            |  |
| Section:                   |   |                            |  |
| Legal Description:         | S28, T21 N, R17 W, C.O.S. 6434, PARCEL 10A, ACRES 20.61 |                            |  |
| Subdivision:               |   | COS:                       | 6434   |
| Tax Year/Amount:           | 2016/2761   | Tax Comment:               | See Documents & Links for Property Tax Details |
| Assessment Code:           | 0001883508  | Owner Name:                |  |
| Continuous Crop Acres:     | 0   | Non Qualified Acres:       | 0  |
| Farmsite Acres:            | 0   | Fallow Acres:              | 0  |
| Grazing Acres:             | 0   | Hay Acres:                 | 0  |
| Irrigation Acres:          | 0   | Total Ag Acres:            | 0  |
| Total Market Acres:        | 1   | Total Forest Acres:        | 19.61  |
| <b>Total Deeded Acres:</b> | <b>20.61</b>  | <b>Total Leased Acres:</b> |  |