

Full Remarks:

Seeley Lake Mountain Ranch – Have the absolute best of all the worlds! This property is very private, yet easily accessible. The 163 acres borders Forest Service land on 2 sides and has Swamp Creek flowing through the property. There are wetland ponds that are an attraction to whitetail deer, elk, geese and other wildlife. The mountain views are astounding and surround your view in every direction. There are dramatic hilltop building sites to construct your dream home or perhaps guest cabins. The recently constructed high quality 48 x 42 shop is heated and insulated. It has 14 ft and 10 ft doors, as well as exterior shed roofs for your toys and equipment. Off of the shop area is a new and separate hobby shop. The comfortable living quarters off the shop provides 2 BR and 2 BA with excellent crisp finishes, high quality pine finishes, laminate flooring, hickory cabinets and a covered deck and patio with a hot tub and fire pit. The back area is fenced for your pets. Near the shop are 2 full RV hook ups. This property is a great candidate for your 1031 exchange investment as well. In the NE corner of the property, there is a recently approved 26 acre gravel pit to provide what is a very limited resource in the Seeley- Swan Valley. There is huge income potential from gravel sales as there is an estimated 150,000 yards of gravel in phase 1. There are no covenants on the property and the most unique feature is that this property with a Seeley Lake address, is located in Powell County. Many residents desire Powell County as they feel there is less regulation and lower property taxes.

Other Features:

Shop is 48 x 42

Rinnai instant hot water

Propane ceiling hung heater and woodstove in shop

Residence has propane wall mounted heaters

Culligan system is rented

1000 gallon propane tank

Carport for toy storage

Electric Service to shop is 200 amp with an additional 200 amp available

Shop area is 1470 sq ft

Residence is 1056 sq ft