



**Cougar Run Lot 3, Missoula County, Montana, 44.25 Acres**

**\$606,225**

Nestled in the Swan Valley between the impressive peaks of both the Mission, and Swan Mountain ranges, lies Cougar Run. Comprised of five lots ranging in size from 22+ to 48+ acres, Cougar Run's lots have been masterfully cleared and groomed and thoughtfully selected to maximize privacy and provide breathtaking views of the mountains and surrounding landscape. These exceptional lots boast rich riparian areas, rolling meadows and large pockets of trees, providing sanctuary to a wide array of birds, waterfowl and local wildlife. The varied terrain offers many options for potential build sites, while maintaining the aesthetic value of each lot. Just a mile and a half off of Highway 83, Cougar Run is easily accessible year-round, yet far enough away from the highway to enjoy the peace and quiet of these beautiful parcels. Protective covenants ensure that your Montana dream becomes a lasting legacy!

**Main Info**

- Postal / Zip Code : 59826
- Lot Size Acres : 44.25 Acres
- State / Province : Montana
- Dwelling : No
- County : Missoula
- Closest City : Condon

**Home Info**

- Elevation : 0

**Taxes**

Tax Year : 2015

Estimated Taxes per year are \$66.00

## Broker Info



### **Lacey McNutt**

**Clearwater Properties**

**(P:) 406-677-7040**

**(M:) 406-885-0660**

**[Lacey@cmpmontana.com](mailto:Lacey@cmpmontana.com)**

**[cmpmontana.com](http://cmpmontana.com)**

Member of the National Association of Realtors Member of the Montana Association of Realtors Member of the NW Association of Realtors Full-time resident and REALTOR in the Swan Valley 5th generation Montanan Attended Helena College Rocky Mountain Elk Foundation Member Member of the Swan Valley Emergency Services Member of the Swan Valley Community Council 2016-17 PTA President for Swan Valley School Resort & Recreation Specialist, RRS Enjoys hunting, fishing, riding horses, camping and packing into the Bob Marshall Wilderness Lives, works and plays year-round in the beautiful Swan Valley with her husband and son

---

© 1996 - 2018 Sports Afield Trophy Properties. All Rights Reserved Please read Sports Afield Trophy Properties Privacy Policy and Legal Notices.

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."