



Remote Riverfront Off-Grid Living, Lincoln County, Montana, 6.7 Acres

\$250,000

- Fishing, House, River Frontage

Montana Homestead was built in 1915-1916. There are many log buildings on the property that are all in very good condition. The main log home was built in 1987 and is ready for more bedrooms to be added on the upper level. The home has been designed for convenient off-grid living. The property sits along the North Fork Yaak River and has a huge fenced garden and also boasts an ice house. This is a one of a kind property which has been maintained with loving care.

Main Info

- Postal / Zip Code : 59935
- Lot Size Acres : 6.7 Acres
- State / Province : Montana
- Dwelling : Yes
- County : Lincoln
- Closest City : Yaak

Home Info

- Year Built : 1987
- Building Features : Barn, Hay Shed, Other Storage
- Square Feet Main House : 1275 square feet
- Baths : 1
- Bedrooms : 1
- Elevation : 0

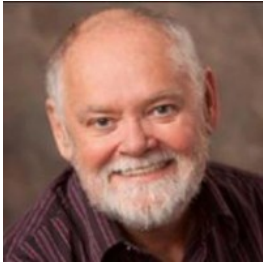
Taxes

Tax Year : 2015

Estimated Taxes per year are \$869.00

S23, T37N, R32W, Parcel B, CS 4245, Or Hes 433 6.7 Acres *300

Broker Info



Wayne Heaton

Clearwater Properties

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Wayne's experience in residential, commercial, ranch, land, leases, along with experience in 1031 exchanges, conservation easements and a true appreciation for Montana, makes Wayne a natural choice. Since relocating to Montana in 1995, Wayne Heaton has put his previous 20+ years of experience in sales and marketing to use in the field. Joining the Clearwater Montana Properties, Inc. team in 2001, Wayne's background in business management, commercial development, residential development, and construction has made him a top successful sales agent. Wayne's willingness to go the distance for his clients and his ability to be a traveling broker has earned him listings and sales throughout the state of Montana. When he is not listing and selling, Wayne is an avid member of the Rocky Mountain Elk Foundation and has spent countless hours fundraising and volunteering both time and knowledge for the benefit of Montana's elk. Wayne is an enthusiastic elk hunter, taking the time and patience to seal the deal, much like his persistence in real estate.

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