



## **JUST EXCEPTIONAL, Missoula County, Montana, 30.05 Acres**

**\$289,000**

The Rumble Creek Road Area in western Montana's Swan Valley is arguably the most exceptional stretch of mountain scenery in Montana. The property consists of just over 30 acres, offering big mountain views east & west, no visible neighbors, and just incredible landscape features: immaculate forest stewardship, seasonal wetland/cattail pond, signature Aspen groves, wildlife habitat, and wildlife galore. The building site has been carefully prepared, in a way that morning sun, late afternoon shade, winter sun, walk-out basement, if desired, are all possible. Utilities include underground electric, phone, hi-speed DSL, 27 gpm water well. This offering is "ready to build", or "hold for the future", as property taxes are very low (less than \$3 per acre per year). Exceptional properties like this will not be available forever. All of the "urban amenities" are about 50-70 miles away, either Kalispell or Missoula. An adjacent 10 acre parcel is also available and would provide further development options for additional structures for family & friends, family pets, on-site caretaker, etc.

### **Main Info**

- Street Address : 242 Panorama Trl
- Lot Size Acres : 30.05 Acres
- Postal / Zip Code : 59826
- Dwelling : No
- State / Province : Montana
- County : Missoula
- Closest City : Condon

### **Home Info**

- Elevation : 4000

## Taxes

Tax Year : 2017

Estimated Taxes per year are \$73.00

Taxes are less than \$3 per acre per year

PANORAMA, S07, T20 N, R16 W, Lot 4-D, ACRES 30.05, OF LOTS 3D & 4D

## Broker Info



### John Keller

**Clearwater Properties**

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John Keller, specializes in Swan Valley, MT recreation properties...the Last Best Place that offers easy access to public lands, designated wilderness area, rivers, lakes, and trails providing all kinds of four-season outdoor recreation opportunities. John is an active volunteer and habitat partner for the Rocky Mountain Elk Foundation, enjoys wilderness pack trips, and floating western Montanas scenic rivers. He supports thoughtful land use guidelines and conservation initiatives that safeguard critical wildlife habitat and preserve open space. He'd like to be your guide to explore all that the Swan Valley and western Montana has to offer, and promises to work in your best interest.

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