



Mary's Way Mountain Estate, Lincoln County, Montana, 47.43 Acres

\$599,000

- Big Game, Equestrian, House, Lake/Pond, Upland Bird, Waterfowl

Located in the "heart and soul" of Montana, this property shines with beauty, boasting nearly 50 acres of immaculate trees & land! Features include various year-round glacier springs, a wonderful pond (fed year-round by glacier run-off), orchards, and a half acre of delicious blueberries. The home features amazing views of Bull Lake and the mountainous peaks of the Cabinet Mountain Wilderness. This 3 bedroom/3 bath log dream home happens to be merely minutes away from a public boat launch, perfect for water activities. The wildlife found seemingly every day on the property are the only neighbors in sight with it backing national forest and being secluded from even the closest neighbors.

Main Info

- Street Address : 637, Mary's Way
- Lot Size Acres : 47.43 Acres
- Postal / Zip Code : 59935
- Dwelling : Yes
- State / Province : Montana
- County : Lincoln
- Closest City : Troy

Home Info

- Year Built : 1999
- Building Features : Outbuildings, Other Storage
- Square Feet Main House : 3118 square feet
- Baths : 3
- Bedrooms : 3
- Elevation : 0

Taxes

Tax Year : 2016

Estimated Taxes per year are \$1,938.00

S28, T29 N, R33 W, C.O.S. CS 3562, TR 1 IN E2NW 47.438 ACRES *13710*

Broker Info



Wayne Heaton

Clearwater Montana Properties

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Co-listing with: Clearwater Properties, Jeannette Carr Smith

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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