



**Access to Gates of the Mountain Wilderness, Lewis and Clark County, Montana, 40.00 Acres** **\$339,000**

- Big Game, Fishing, Upland Bird

This property has it all, fishing, hunting, beautiful views, borders Gates of Mountains Wilderness Area & USFS lands. There are several nice building sites available. Access to Upper Holter Lake & less than 3 miles to Beaver Creek. You pass through 3 National Forest Trailheads on the way to this property. Elk frequent the property regularly. This could be your own private viewing area. Do not walk property without notifying listing Agent, Seller has given permission to some people to hunt this property & he does not want them disturbed.

**Main Info**

- |   |  |
|---|--|
| • Street Address : Lots 2 & 5 American Bar Rd | • Lot Size Acres : 40.00 Acres               |
| • Postal / Zip Code : 59602                   | • Lot Size Square Feet : 1742400 square feet |
| • State / Province : Montana                  | • Dwelling : No                              |
| • County : Lewis and Clark                    | • (Assessor) Parcel Number : 40200/38276     |
| • Closest City : Helena                       |  |

**Home Info**

- Elevation : 0

**Taxes**

Tax Year : 2018

Estimated Taxes per year are \$431.00

S07, T12 N, R02 W, C.O.S. 437885/E, APPROX 40 ACRES, LOT 2 & 5

#### Broker Info



#### **Leanne Bodell**

**Clearwater Properties**

**(P:) 406-547-3000**

**(M:) 406-439-6904**

**[Leanne@CMPMontana.com](mailto:Leanne@CMPMontana.com)**

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

**Co-listing with: Clearwater Properties, Kathy Church**

Full-Time Real Estate Broker licensed in both Montana and Wyoming; Knowledgeable and professional; Member, National Association of Realtors; Member, Montana Association of Realtors; Member, Wyoming Association of Realtors; Member, Lewistown Board of Realtors; Member, Great Falls Association of Realtors; Member, Gallatin Association of Realtors; Member, Montana Regional MLS; Member, Billings Association of Realtors; Member, Helena Association of Realtors; Member, Northwest Wyoming Association of Realtors; Member, Teton Board of Realtors; Member, Sheridan County Board of Realtors; Certified Residential Specialist (CRS); Graduate of Realtors Institute (GRI); Resort and Recreation Specialist (RRS); Born and raised in Meagher County, Montana. Specializing in residential, new construction, commercial, land, subdivisions, farm and ranch, horse properties and recreational properties. Enjoys spending time outdoors, working on the ranch, and spending time with her husband and three children.

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