



**SWAN RIVER RARE OPPORTUNITY WESTERN MONTANA, Lake County, Montana,**  
**40.38 Acres** **\$695,000**

Rare Swan River Opportunity. 40 acres with one-quarter-mile of premium Swan River Frontage in the coveted Salmon Prairie Community. Nice mix of meadows & timber, exceptional mountain scenery with convenient county road access. The charming 1933-era homestead has been meticulously restored, and features 3-bedrooms, two baths, all the modern conveniences and a detached garage with two stalls for all of the requisite mountain-living toys, and a workshop, hobby, studio area. Professional landscape with in-ground irrigation system. Western Montana offers an outstanding 4-season climate with unlimited outdoor recreation opportunities.

**Main Info**

- Postal / Zip Code : 59911
- Lot Size Acres : 40.38 Acres
- State / Province : Montana
- Dwelling : Yes
- County : Lake
- Closest City : Bigfork

**Home Info**

- Year Built : 1933
- Bedrooms : 3
- Baths : 2
- Half Baths : 1
- Elevation : 3000

## Taxes

Tax Year : 2016

Estimated Taxes per year are \$1,439.00

S28, T22 N, R17 W, 6317, PARCEL N/A, COS 6317 TR 1 (40.38 AC)

## 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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