



Tobacco River Runs Through It, Lincoln County, Montana, 32.25 Acres

\$255,000

- Fishing, River Frontage

Ever hear of "Whackin' Fatties?" That's what the locals call fly fishing on the Tobacco River. Imagine owning 335' of one of the best trout and landlocked salmon fisheries in not just Montana, but anywhere in the entire world. Your piece of this famous river comes with 32+ acres of forest and pasture/meadow. Use it for hay, choices of agriculture or timber and still have a recreational shoreline access to the Tobacco River. This place aches for a cabin and footpath to that secret honey hole. Call us for easy directions. Just off Hwy. 93, south of Eureka, Montana. Bring a fly rod and reel. Better bring a net too. And a picnic basket and a six pack.

Main Info

- Street Address : Tobacco Rd
- Lot Size Acres : 32.25 Acres
- Postal / Zip Code : 59917
- Dwelling : No
- State / Province : Montana
- County : Lincoln
- Closest City : Eureka

Home Info

- Elevation : 0

Taxes

Tax Year : 2016

Estimated Taxes per year are \$156.00

S16, T35 N, R26 W, C.O.S. 3798, TRACT 1, 32.25 ACRES *14312*

Broker Info



Wayne Heaton

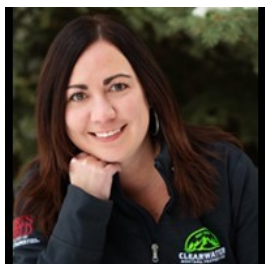
Clearwater Montana Properties

(P:) 406-897-5100

(M:) 406-210-1100

Wayne@CMPMontana.com

cmpmontana.com



Co-listing with: Clearwater Montana Properties, Rachelle Grover

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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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