



## Outdoor Recreation Paradise, Meagher County, Montana, 20.08 Acres

**\$99,000**

Hunting, fishing and outdoor paradise. This 20-acre piece is nestled in the Big Belt Mountains between Townsend and White Sulphur Springs. Features 180-degree views, mature trees and wildflower filled meadows, plus borders US Forest Service land. Has a nice build spots with a breathtaking view of the Crazy Mountains. Electric, phone and fiber optic internet to the lot. Close to hiking, fishing, camping, cross-country skiing and the Smith River. This lot is a hunter's dream!

### Main Info

- Postal / Zip Code : 59645
- State / Province : Montana
- County : Meagher
- Closest City : White Sulphur Springs
- Lot Size Acres : 20.08 Acres
- Dwelling : No

### Home Info

- Elevation : 0

### Taxes

Tax Year : 2016

Estimated Taxes per year are \$11.00

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GRASSY MOUNTAIN RANCH PHASE 4, S27, T07 N, R05 E, Lot 8, ACRES 20.08

### Broker Info



## **Kevin Wetherell**

**Clearwater Montana Properties**

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Kevin is the Broker/Owner of Clearwater Montana Properties, Inc. He believes that providing you with knowledge of the land and area is key to guiding you to make the right choices. Born a 5th generation Montanan, his extensive knowledge of Montana enables him to shoot straight with knowledge behind him and to not only present the positives of a property, but the negatives as well. He has extensive knowledge of all aspects of land use and development including hunting, fishing, pond development, water management, tax advantaged conservation easements, wildlife management, habitat development, roads, and ecological concerns as well as an understanding of local politics, all enabling you to realize your goals more quickly. He believes in advancing his real estate education and has obtained his CRB (The Council of Real Estate Brokerage Managers), GRI (Graduate of Realtors Institute), RRS (Resort and Recreational Specialist) designations, as well as extensive real estate brokerage management and supervision. Kevin enjoys elk hunting, fly fishing, downhill skiing, hiking, and basketball.

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