



**Pretty Cabin on Petty Creek, Missoula County, Montana, 20.44 Acres**

**\$319,000**

- Big Game, Fishing, House

You don't see log homes built with logs like this anymore! If you're looking for a smaller home, or a weekend getaway this Petty Creek home on 20.44 acres is a short 30 minutes from Missoula, accessible year-round, with Petty Creek out your back door and assorted wildlife including Elk, Deer, Moose, Sheep, and Bear. The home site is level and there is room for horses or livestock and the property slopes upward with access near the top through a Forest Service road. This adorable home has undergone many updates including new kitchen, bathrooms, flooring, electrical, plumbing, windows, doors and roof! There are a few finishing touches left to be completed, you can add your own style. There is also potential for a secondary building site, and this home becomes a guest cabin.

**Main Info**

- Street Address : 6050 W Petty Creek
- Lot Size Acres : 20.44 Acres
- Postal / Zip Code : 59820
- Dwelling : Yes
- State / Province : Montana
- County : Missoula
- Closest City : Alberton

**Home Info**

- Year Built : 1983
- Square Feet Main House : 1824 square feet
- Bedrooms : 1
- Baths : 2
- Elevation : 0

## Taxes

Tax Year : 2016

Estimated Taxes per year are \$1,898.00

S27, T14 N, R23 W, C.O.S. 1354, PARCEL 3, W2 NW4

## Broker Info



### Carey Kanavel

**Clearwater Properties**

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-Seasoned Realtor - Licensed since 2005 -Works in Potomac, Seeley Lake, and surrounding areas -Represents buyers and sellers of all experience levels, from first-time to investors -Specializes in ranch, farm and horse properties, as well as vacation/recreational properties -Experience with investment and rental properties -B.A. from San Diego State University - International Business -Involved in the community, has volunteered with 4-H and Rotary International -Enjoys horseback riding, hiking, boating, biking, snowshoeing, reading, and cooking

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