



Montana Ranch, Powell County, Montana, 92.5 Acres

\$429,000

- Big Game, House, Upland Bird

Nestled at the base of the Garnet Mountain Range with rolling topography, beautiful views of the mountains & valley & rocky outcroppings with a mix of meadows & mature timber. An access road traverses the property. There is a modest, 2600 sq ft, 2 bed, 2.5 bath home boasting an open floor plan, large living room & vaulted ceilings. Expansive windows incorporate natural lighting throughout. Spacious master bedroom with a walk-in tile shower. A wraparound deck overlooks the mountains. The lower level includes an additional bedroom & bath (possibility for 3rd bedroom). In-floor radiant heating throughout, including the 2 car attached garage. Energy efficient exterior wall construction. Separate safe room. Detached 40x70 garage/ workshop boasts 2 extra rooms & a bathroom. A detached garage also features a utility room with a water softener, water, power & in-floor radiant heating throughout & a separate septic system. All appliances, BBQ & water softener are included. Great access of Highway 141. Located near the Blackfoot River & reservoir for great fishing. Vast BLM lands are nearby for hunting, 4-wheeling and snowmobiling.

Main Info

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| • Street Address : 114 Braziel Lake Loop | • Lot Size Acres : 92.5 Acres |
| • Postal / Zip Code : 59843 | • Lot Size Square Feet : 4029300 square feet |
| • State / Province : Montana | • Dwelling : Yes |
| • County : Powell | • (Assessor) Parcel Number : 401400 |
| • Closest City : Helmville | |

Home Info

- Year Built : 1998
- Square Feet Main House : 2630 square feet
- Bedrooms : 2
- Building Features : Shop
- Baths : 2
- Half Baths : 1
- Elevation : 0

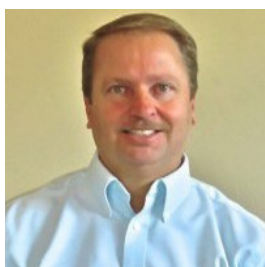
Taxes

Tax Year : 2018

Estimated Taxes per year are \$2,674.00

S14, T12 N, R10 W, C.O.S. 752FC, ACRES 92.5, TRACT 8A1-C, IN SW4 SEC 11 & NW4 SEC 14

Broker Info



Scott Kennedy

Clearwater Montana Properties

(P:) 406-677-7045

(M:) 406-677-4235

Scott@CMPMontana.com

cmpmontana.com

Scott Kennedy is an accomplished and successful Real Estate Broker/Investor for over 30 years, specializing in recreational and investment opportunities. Scott has extensive knowledge in listing real estate and selling Montana properties, along with expertise in 1031 Deferred Like-kind Exchanges, Tax Advantaged Conservation Easements, and Habitat Conservation. Scott works with his team of personal assistants and staff who are dedicated to the lofty goal of excellence. Scott has obtained his Certified Residential Specialist (CRS), the most coveted degree in real estate. He also has earned many other certifications such as the Graduate Real Estate Institute (GRI), Recreation and Resort Specialist (RRS), and a Certified Tennessee Graduate (CTG). Scott believes in giving back to the community through involvement to charitable organizations. Scott is a Gold Level Sponsor of the Rocky Mountain Elk Foundation.

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