



## Elk Ranch, Mineral County, Montana, 197.00 Acres

**\$599,000**

- Big Game, Equestrian, House, Stream/River, Timberland, Upland Bird, Wildlife Viewing

197 acres surrounded by Forest Service. Modern off-grid living. Fully self-contained. State-of-the-art and generator system. Extensive battery banks. Newer custom log home, 30x60 barn with stables and a large, 30x60 shop. Near skiing, fishing, hunting and snowmobiling access on a trail system. The surrounding mountain views are beautiful. This is an absolute must for the recreational enthusiast or for year-round living if desired. Mineral rights included.

### Main Info

- Street Address : 2197 West Tower Rd
- Lot Size Acres : 197.00 Acres
- Postal / Zip Code : 59867
- Lot Size Square Feet : 8581320 square feet
- State / Province : Montana
- Dwelling : Yes
- County : Mineral
- (Assessor) Parcel Number : 577200
- Closest City : Saltese

### Home Info

- Year Built : 2016
- Building Features : Outbuildings, Hay Shed, Barn
- Square Feet Main House : 1554 square feet
- Baths : 2
- Bedrooms : 2
- Elevation : 0

## Taxes

Tax Year : 2018

Estimated Taxes per year are \$1,999.00

Lengthy, multiple parcels

## Broker Info



### **Scott Kennedy**

**Clearwater Properties**

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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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