



The Buck Creek Wilderness Ranch, Missoula County, Montana, 188.6 Acres **\$2,500,000**

- Big Game, Equestrian, Fishing, House, Lake/Pond

The Buck Creek Wilderness Ranch is situated off of a paved road in the scenic and majestic Swan Valley of Northwestern Montana. The ranch consists of 5 separate/legal land parcels to make up this large holding. 188+/- Acres of rolling mountain meadows with Buck Creek frontage and beautiful and diverse forest. The property has ponds, wetlands and borders Forest Service which connects the ranch to the Bob Marshall Wilderness boundary 3 miles to the east. Wildlife such as elk, trophy class whitetail deer, and black bear are frequent visitors. This ranch has been held as a family retreat for the past 20 years and is well situated to remain a family retreat or perhaps a guest ranch operation. There are 2 homes constructed as described below as well as a brand new very high quality 4400 sq ft hilltop lodge with unbelievable 360 degree views that may be used for a residence or a meeting space. The creekfront main residence log home is constructed on the timbered edge of a scenic meadow with creek, pond and views of 9200 ft snow- capped wilderness mountain peaks. It has many custom features including an indoor shooting range along with a scenic pond front homestead guest cabin. The Swan Valley features dramatic wilderness mountain ranges on each side providing unbelievable scenery, wildlife, recreation as well as serenity. Portion of property is preserved by a conservation easement.

The Buck Creek Wilderness Ranch is offered in entirety or in individual parcels:

The Buck Creek Homestead Ranch: Main home, 2,430 sq ft, 3 bed, 2 bath, detached garage with RV storage and living quarters, homestead guest cabin, 108.34 acres for \$1,200,000

The Lodge: 4,488 sq ft, 1 ½ bath, plus residence, 3 bed, 2 bath, 80.26 acres for \$1,600,000

- Street Address : 6378, Hwy 83 N
- Lot Size Acres : 188.6 Acres
- Postal / Zip Code : 59826
- Dwelling : Yes
- State / Province : Montana
- County : Missoula
- Closest City : Condon

Home Info

- Year Built : 1999
- Building Features : Hay Shed, Other Storage
- Square Feet Main House : 2430 square feet
- Baths : 2
- Bedrooms : 3
- Elevation : 0

Taxes

Tax Year : 2019

Estimated Taxes per year are \$13,368.00

Lengthy see docs

Broker Info



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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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