



Elk Creek Preserve, Missoula County, Montana, 108.00 Acres

\$789,000

- Big Game

World Class mountain view homesites! Three separate legal parcels totaling 108 acres served by underground power, phone/internet presents many options to the new owner. A builder looking for a change in lifestyle can build three consecutive private residences to be sold every two years for tax free income, additionally can build on one and allow 2 separate parcels for the family legacy, or provide for absolute seclusion and privacy by reserving the entire piece for your own residence. This property is located on a low elevation ridge just above the floor of the scenic and wild Swan Valley. A nice mix of larch, ponderosa pine, and lodgepole pine pepper this acreage with a slightly rolling character, with 360 degree views of the valley and 2 of Montana's most scenic mountain ranges - the Swan Mountain Range and the Mission Mountain Range – design your house plan to see it all! A small wetland area and seasonal stream attract area wildlife including elk, whitetail deer, bears, and many bird species. Only a few miles away are trailheads accessing over 1 million acres of perhaps the 2 most scenic wilderness areas in the world. Area rivers and streams offer trout fishing where you will rarely see another fisherman, many scenic area lakes offer family relaxation, boating and swimming. Downhill skiing at Whitefish Mountain Resort is 1.5 hours north. Airline Service and major shopping is in Missoula and Kalispell, each within about 1 – 1.5 hours away.

Main Info

- Street Address : Stoner Lake
- Lot Size Acres : 108.00 Acres
- Postal / Zip Code : 59826
- Lot Size Square Feet : 4711450 square feet
- State / Province : Montana
- Dwelling : No
- County : Missoula
- Closest City : Condon

Home Info

- Elevation : 0

Taxes

Tax Year : 2019

Estimated Taxes per year are \$166.00

Broker Info



Scott Kennedy

Clearwater Montana Properties

(P:) 406-677-7045

(M:) 406-677-4235

Scott@CMPMontana.com

cmpmontana.com



Co-listing with: Clearwater Montana Properties, Kevin Wetherell

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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