



## Lowland Road Tract A, Jefferson County, Montana, 160.35 Acres

**\$350,000**

- Agriculture, Big Game, Timberland, Upland Bird, Wildlife Viewing

Incredible opportunity! 160 acres of land only ten minutes out of town in a general elk hunting district. No applying for special permits in the area. Purchase your bull elk tag over the counter for both archery and general season (September - November). You won't be able to sleep at night in September and October due to the bull elk bugling back and forth. This property is accessed year-round off of a paved and maintained county road, and borders thousands of acres of public land. There is no shortage of elk and other wildlife roaming a nice mix of timbered hills and open grassy meadows. Great potential for incredible hunting retreat conveniently located close to town. All you have to do is build your dream hunting cabin on one of several good building sites. A year-round spring originates and runs through a portion of the property. Two additional adjacent 160 acre parcels also available and can be purchased additionally for a combined 480 acres.

### Main Info

- Street Address : Tbd Lowland Road
- Lot Size Acres : 160.35 Acres
- Postal / Zip Code : 59701
- Dwelling : No
- State / Province : Montana
- County : Jefferson
- Closest City : Butte

### Taxes

Tax Year : 2017

Estimated Taxes per year are \$72.00

#### Broker Info



#### **Nick Dodge**

**Clearwater Properties**

**(P:) 406-859-5263**

**(M:)406-593-2666**

**[nick@cmpmontana.com](mailto:nick@cmpmontana.com)**

**[cmpmontana.com](http://cmpmontana.com)**

Nick is a native Montanan born and raised in Southwest Montana. He is a proud graduate of the University of Montana where he studied Human Biology. His love of being in the outdoors and sharing this passion with others influenced him to begin a full-time career in real estate. Nick grew up hunting and fishing Montana's mountains and streams, and he aims to use his honesty and knowledge of Montana's recreational opportunities while assisting clients in finding their dream Montana property. He specializes in farm, ranch, and recreational properties. Nick is a former youth sports coach at the Missoula YMCA. Nick an avid baseball fan. He volunteers as a part time American Legion baseball coach and Little League umpire. He also loves country music and shed antler hunting with his yellow lab, Duke.

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