



## Jim Creek 40 Acres, Lincoln County, Montana, 40.02 Acres

**\$198,000**

- Big Game, Timberland, Upland Bird, Wildlife Viewing

Outstanding views & privacy on this perfectly timbered 40 acres that corners to both State & Forest Service lands. This parcel has several home sites with grand views. There are large rock outcroppings with mossy & unique architectural forms. The area wildlife includes elk, deer, bear & many other critters. Hunting abounds. Numerous varieties of large timber, as well as juniper & shrubs. This is truly a masterpiece, off-grid property. There is an unverified well & a foundation constructed in an awesome location. The foundation will need work. Power & phone are in the vicinity. The property has locked access & is not a drive by property. The listing licensee is related to sellers.

### Main Info

- Street Address : NHN Jim Creek Rd
- Lot Size Acres : 40.02 Acres
- Postal / Zip Code : 59934
- Lot Size Square Feet : 1743445 square feet
- State / Province : Montana
- Dwelling : No
- County : Lincoln
- (Assessor) Parcel Number : 0000001605
- Closest City : Trego

### Taxes

Tax Year : 2017

Estimated Taxes per year are \$74.00

#### Broker Info



#### **Paula Benson**

**Clearwater Properties**

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Broker licensed since 2007; Represent buyers and sellers in all aspects of Real Estate; Experienced in Residential, Recreational, Commercial and Land/Farm; Member of the National Association of Realtors; Member of the Northwest Montana MLS; Member of NMAR Public Relations Committee; Past Board Member of MSBA Alaska Business Alliance; Montana-Alaska Real Estate connection; Business Experience with owning multiple businesses; Design and construction of residential homes; I believe in great customer service and do my best to follow the "Golden Rule"; I enjoy my Family, the outdoors, quilting, crafting & reading; 3rd Generation Montanan; 4-H Shooting Sports volunteer for 9 years.

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