



Experience Quiet Montana!, Missoula County, Montana, 25.78 Acres

\$299,000

- Big Game, Snow sports, Timberland, Wildlife Viewing

Beautiful mountain valley 25 acre homesite located in Glacier Ridge in the area of the Swan Valley that has the best straight on views of two wilderness ranges. Watch the sun rise over the Swan Mountains and set over the dramatic and pronounced snow capped peaks of the Mission Mountains. The Bob Marshall and Mission Mountain wilderness areas are a short distance from the property. Ride your horse, hunt and recreate in tens of thousands of bordering US Forest service lands. This family retreat homesite has whispering aspen trees, quaint and serene seasonal ponds, majestic western larch and ponderosa pine trees, as well as quintessential Montana wildlife such as elk, grouse, and trophy class whitetail deer. Investment in site prep has begun with the driveway cut in, homesite cleared and the well being drilled. Underground power and telephone are at the lot line.

Main Info

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| • Street Address : 1034 Stoner Lake Road | • Lot Size Acres : 25.78 Acres |
| • Postal / Zip Code : 59826 | • Lot Size Square Feet : 1122977 square feet |
| • State / Province : Montana | • Dwelling : No |
| • County : Missoula | • (Assessor) Parcel Number : 3985809 |
| • Closest City : Condon | |

Taxes

Tax Year : 2019

Estimated Taxes per year are \$76.00

Broker Info



Kevin Wetherell

Clearwater Properties

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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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