



Blackfoot River Cabin, Missoula County, Montana, 1.22 Acres

\$329,000

- Big Game, Fishing, River Frontage, Snow sports, Wildlife Viewing

Blackfoot River Cabin – Completely gone through & immaculate with quality updates, this 1 BR, 1 BA cabin is situated on 1.2 acres on an elevated site above the river overlooking 180 feet of the most beautiful & scenic views of the Blackfoot River you will find. The varied waters that run by the cabin are a fisherman's utopia – Native Westslope Cutthroat, wild Rainbows, Bull, Brown, & Brook Trout all inhabit the Blackfoot. The cabin is offered furnished with perfectly selected western furnishings. The cabin is finished with beautiful & durable antique wood laminate flooring & carpeting. The kitchen features hickory cabinets with granite & live edge black cherry counter tops as well as stainless steel appliances including a dual fuel cook stove which all opens up to the living area featuring a freestanding gas stove & A/C. The bathroom features granite counters, a walk in shower & stacking laundry. The whole living room area opens through large bi-parting sliders on to a timber frame vaulted covered porch with Trex decking overlooking the river. There is a one car dirt floor garage/ shop area best suited for drift boat or raft storage. There is a well, septic system & DSL installed for all of the conveniences. State Lease is approximately \$4192/year.

Main Info

- Street Address : 15500 S Sperry Grade Rd
- Lot Size Acres : 1.22 Acres
- Postal / Zip Code : 59823
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 0001318508
- County : Missoula
- Closest City : Greenough

Home Info

- Year Built : 1952
- Baths : 1
- Square Feet Main House : 800 square feet
- Bedrooms : 1

Taxes

Tax Year : 2018

Estimated Taxes per year are \$530.00

Broker Info



Kevin Wetherell

Clearwater Montana Properties

(P:) 406-677-7030

(M:) 406-677-4040

Kevin@CMPMontana.com

cmpmontana.com

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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