



World Class Fly Fishing, Missoula County, Montana, 2.85 Acres

\$494,500

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

World Class Fly Fishing right out your back door. Virtually impossible to find deeded property consisting of 410 feet of the Blackfoot River frontage is prime big trout waters with quality sized Brown, Cutthroat & Rainbow trout. 1,612+/- Square foot lodge like cabin with Missouri Oak log sits on 2.85 acres with 3 bedrooms & 3 bathrooms. Red Oak flooring spans the open floor plan. There is a very productive orchard with 16 fruit trees including, apple, pear, sweet mountain cherry & prunes of various varieties. Orchard is fenced with hardline sprinklers with timers & is truly an enjoyable feature that adds privacy. Supplement your investment by offering it as a VRBO. Easy access off County road & close to the Clearwater Game Range. Elk & whitetail deer are occasional visitors along the rivers edge. Located only 45 miles from Missoula airport & 85 miles from Helena.

Main Info

- Street Address : 48255 N Sperry Grade Rd
- Lot Size Acres : 2.85 Acres
- Postal / Zip Code : 59823
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 0004343532
- County : Missoula
- Closest City : Greenough

Home Info

- Year Built : 1988
- Baths : 3
- Square Feet Main House : 1612 square feet
- Bedrooms : 3

Taxes

Tax Year : 2018

Estimated Taxes per year are \$2,205.00

Broker Info



Kevin Wetherell

Clearwater Montana 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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