



## Build your Montana Legacy!, Missoula County, Montana, 170.21 Acres

**\$1,500,000**

- Big Game, Equestrian, Snow sports, Waterfowl, Wildlife Viewing

170+/- acres of gorgeous Swan Valley land! Cougar Run, in it's entirety, is now being offered! Cougar Run consists of five lots ranging in size from 22+ to 48+ acres that have been thoughtfully designed and cleared, maximizing each individual lot's privacy and seclusion. Sell the lots or keep all of the land and create the ultimate secluded hideaway to build your Montana dream! Seasonal water, rolling meadows and pockets of trees welcome the local wildlife! Take your pick from several building sites and enjoy the breathtaking views of both the Mission and Swan Mountain Ranges. Private and secluded, yet, easily accessible year round.

### Main Info

- Postal / Zip Code : 59826
- Lot Size Acres : 170.21 Acres
- State / Province : Montana
- Dwelling : No
- County : Missoula
- Closest City : Condon

### Taxes

Tax Year : 2018

Estimated Taxes per year are \$282.00

### Broker Info



## **Lacey McNutt**

**Clearwater Properties**

**(P:) 406-677-7040**

**(M:) 406-885-0660**

**Lacey@cmpmontana.com**

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

Member of the National Association of Realtors Member of the Montana Association of Realtors Member of the NW Association of Realtors Full-time resident and REALTOR in the Swan Valley 5th generation Montanan Attended Helena College Rocky Mountain Elk Foundation Member Member of the Swan Valley Emergency Services Member of the Swan Valley Community Council 2016-17 PTA President for Swan Valley School Resort & Recreation Specialist, RRS Enjoys hunting, fishing, riding horses, camping and packing into the Bob Marshall Wilderness Lives, works and plays year-round in the beautiful Swan Valley with her husband and son

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