



**Swan Song- Recreational Retreat, Missoula County, Montana, 10.56 Acres**

**\$450,000**

- Equestrian, Fishing, Snow sports, Stream/River, Wildlife Viewing

Introducing, Swan Song! This beautiful, multi-use, 10.5 acre property borders Forest Service lands with very close Swan River access and gorgeous Mission Range views to the West. Turn around to the East and take in the Swan Ranges' impressive peaks in stunning panoramic detail. Highway 83 borders the property on the East boundary and provides endless recreational opportunities and easy year-round access. Sitting on these meticulously maintained grounds, is a charming and comfortable one-room cabin, built in 1997 by Nordique Log Homes, as a prototype for their patented log home building approach, which prevents settling of the logs over time, therefore reducing future maintenance.

In 2007, a covered patio was added to the cabin, creating a fantastic space for bbq's and entertaining. Then in 2014, a fully functioning and well appointed, separate bath house/kitchen cabin was built nearby. A beautiful old barn completes the picture, built in 1940, it has been well cared for and has potential for many uses. This property is an absolute treat to visit! Friends, family and guests will be delighted by the quaint charm and functionality of the cabins and floored by the stunning setting and mountain backdrop. Whether a future home is in store, a possible event venue, or a recreational getaway for friends and family that becomes a favorite tradition, this property is ready for your next adventure!

**Main Info**

- Street Address : 7395 Hwy 83
- Lot Size Acres : 10.56 Acres
- Postal / Zip Code : 59826
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 0005848751
- County : Missoula
- Closest City : Condon

### Home Info

- Year Built : 1997
- Square Feet Main House : 520 square feet

Approximately 520 square foot sleping cabin. Separately, there is a 216 square foot kitchen/bath cabin. There is also a large barn built in 1940.

### Taxes

Tax Year : 2018

Estimated Taxes per year are \$1,357.00

### Broker Info



#### Lacey McNutt

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Co-listing with: Clearwater Montana Properties, John Keller

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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