



## **Bear Paw Ranch, Lincoln County, Montana, 10.34 Acres**

**\$345,000**

- Big Game, Fishing, House, River Frontage, Stream/River, Timberland, Wildlife Viewing

Bear Paw Ranch - Location, location, location. Great remote Yaak location with approximately 500' of South Fork Yaak River frontage on 10 acres. Off-grid but set up for your convenience with a generator for each cabin. Main cabin was built in 2016 & has 1 bedroom, 1 full bath, great kitchen & large living/dining room. Deck on 2 sides & outside entertainment area, make this a great getaway or a full time residence. Guest cabin for those family members or friends, is 336 sq ft with 1 bedroom & 3/4 bath with its own generator. Both homes are hooked up to the well. 3 storage sheds & a foundation ready for a new garage/shop near the main cabin. Seller would like to sell turnkey, minus mounts, 4-wheeler, trailers & personal items. Bring your family & friends & start making those forever memories. USFS access nearby to enjoy millions of acres to ride, hike, fish, ski, hunt & all that living remote entails.

### **Main Info**

- Street Address : 1131 Vinal Lake Rd
- Lot Size Acres : 10.34 Acres
- Postal / Zip Code : 59935
- Lot Size Square Feet : 450454 square feet
- State / Province : Montana
- Dwelling : Yes
- County : Lincoln
- (Assessor) Parcel Number : 19821
- Closest City : Yaak

### **Home Info**

- Year Built : 2016
- Baths : 1
- Square Feet Main House : 864 square feet
- Bedrooms : 1

## Taxes

Tax Year : 2018

Estimated Taxes per year are \$1,534.00

## Broker Info



### Sharon Denton

**Clearwater Montana Properties**

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Sharon has enjoyed working in real estate for the past seven years, working in Montana, Idaho and Missouri. Raised in Missouri, moved to Montana in 1976. Married with four children, nine grandchildren and three great-grandchildren. Served in numerous volunteer positions including Chief Dispatcher and Reserve Deputy with Lincoln County Sheriff's Office and David Thompson Search and Rescue including First Responders in the Yaak area. Held numerous positions in the local churches. Troy Museum and Visitors Center volunteer. President of the Troy Glass Art Guild. Stained glass teacher for the Troy Adult Education program.

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