



Holy Waters Ranch, Powell County, Montana, 212.13 Acres

\$577,000

- Big Game, Fishing, Snow sports, Stream/River, Wildlife Viewing

Holy Waters Ranch-

212 acres of scenic and rolling range land featuring 3/8 of a mile of the trout rich waters of Monture Creek, a 24 mile long creek originating in the Bob Marshall Wilderness and flowing into the Blackfoot River only a few miles downstream from the property. Clear and scenic, is the mountain spring fed fishery of Dick Creek which flows through the property for more than a ¼ mile before reaching its confluence with Monture Creek just below the building site. Power, telephone and a septic system are already installed to help begin construction of your new home or fishing cabin. The property is fenced for horses and livestock and has a mix of rolling range grass and sage. Like almost all properties in the Ovando Valley area, this property has a defined building area to protect the scenic & rural character of the valley. While the small town of Ovando, which is located 2 miles away, is your home address, the property is located 45 minutes from the Missoula Airport & only 30 minutes from the recreational village of Seeley Lake. The property owner/licensed real estate broker will consider seller financing with \$75,000 down, 5.5% interest, amortized over 15 years OAC.

Main Info

- Street Address : 41753 Hwy 200
- Lot Size Acres : 212.13 Acres
- Postal / Zip Code : 59854
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 0000308200
- County : Powell
- Closest City : Ovando

Taxes

Tax Year : 2018

Estimated Taxes per year are \$154.00

Broker Info



Mark and Jeannette Smith

Clearwater Montana Properties

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Mark and Jeannette bring the ideal combined expertise in all areas of real estate to make up the Montana Dream Team! Mark is a hunting guide in NW Montana and brings the unique skill sets of hunting, fishing, trapping, home construction, and extreme back country recreation. He specializes in bare land and hunting and fishing properties. Jeannette was born and raised on a cattle ranch in western Montana and graduated with her Master's degree from the University of Montana. She has a diverse background in education, ranching, healthcare administration, and life coaching. She has been in real estate for 20 years, has her brokers license, and is the Montana Regional manager for Clearwater Montana Properties. Jeannette is on the Sanders County Community Development Board of Directors and is passionate about helping local communities grow and thrive, while retaining the unique recreation and cultural aspects that make Montana so special. With designations including Broker, RRS, ABR, C2EX, GRI, she specializes in recreation homes and cabins, water frontage, retirement homes, and ranches. This team will help meet all of your real estate needs and focus on top notch customer service and really listening to their clients. Call, text, message or email them to begin your journey to find the perfect Montana dream property, home, cabin, retreat, or hunting/fishing property of your dreams at (406) 270-3921.

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