



Indian Creek Ranch, Powell County, Montana, 70.3 Acres

\$679,000

- Big Game, Equestrian, Fishing, House, Off-Road, Pond, Snow sports, Wildlife Viewing

Indian Creek Ranch is a unique opportunity to own an extraordinary, 70 acre property on a mostly flat hilltop offering serenity, privacy and 360 degree views beyond compare. The property is located at the end of the road, yet just over 1 mile off of Hwy 141 near the rural, recreational/ ranching community of Helmville. Constructed on the edge of the trees, looking into a mountain meadow, is the very comfortable, 1,344 sq ft log cabin. It is a 1 bed and 1 bath with vaulted pine ceilings, open floor plan living room with a window seat situated below windows overlooking the meadow, and an upper loft area currently being used as an office and quilting area. The kitchen/ dining area features wood laminate flooring and a propane cook stove. Heat is provided by a woodstove and also a heat pump with A/C. The water is provided by a fresh water spring. Other improvements near the cabin are a storage shed, including a propane freezer, a guest bunkhouse, a 16x28 garage/shop with 220v power, and a woodshed. The property varies in terrain, mixed with lush aspen groves, majestic woodland forest of fir and pine, and open meadows. Hidden in the forest is a small, spring fed pond with perch, a firepit and picnic area which are in a shoreline mowed area. In a separate mountain meadow, located above the present cabin, is a meadow that would be a breathtaking future homesite. It is set up for horses with a barn and tack/ feed shed. Bordering the meadow is tens of thousands of acres of BLM land that has very limited public access and the Scapegoat/ Bob Marshall wilderness is just 20 miles away. You will have many adventures hiking, hunting, or just enjoying the serenity. You will see elk, whitetail deer, mule deer, moose and bears on the property. The ranch has an ATV/ hiking/ horse trail system to explore the entire property. Excellent fishing is just down the road on Nevada Creek Reservoir or the flowing waters of Nevada Creek and just 17 miles from the Blackfoot River with Blue Ribbon trout, and where "A River Runs Through It" was filmed. Major airline service and big store shopping are in Helena, about 1 hour away.

Main Info

- Street Address : 1835 Indian Creek Rd
- Lot Size Acres : 70.3 Acres
- Postal / Zip Code : 59843
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 0000401700
- County : Powell
- Closest City : Helmville

Taxes

Tax Year : 2019

Estimated Taxes per year are \$1,269.00

Broker Info



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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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