



## Elk Creek Preserve Lot 1, Missoula County, Montana, 68.17 Acres

**\$1,390,000**

- Big Game, Upland Bird, Wildlife Viewing

68 Acres with extreme panoramic views of the Swan & Mission Mountain Ranges. These 8-10,000' peaks are located in one of the last wild, scenic & serene areas in North America. This remarkable ecosystem attracts an abundance of wildlife-elk, bear, a variety of birds) serenity & a place to leave a legacy. The rolling hilltop overlooking the mountains & seasonal wetland with the possibility of mirror reflecting pond site, offers the opportunity to design a world class residence or retreat, while capturing the true essence of Montana. The nearby, scenic Swan River offers spectacular trout fishing & there is an abundance of scenic mountain lakes & ponds strewn throughout the Swan Valley.

### Main Info

- Street Address : NHN Elk Creek Rd
- Lot Size Acres : 68.17 Acres
- Postal / Zip Code : 59826
- Lot Size Square Feet : 2969485 square feet
- State / Province : Montana
- Dwelling : No
- County : Missoula
- (Assessor) Parcel Number : 7002717
- Closest City : Condon

### Taxes

Tax Year : 2021

Estimated Taxes per year are \$105.00

#### Broker Info



#### **Scott Kennedy**

**Clearwater Montana Properties**

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Scott Kennedy is an accomplished and successful Real Estate Broker/Investor for over 30 years, specializing in recreational and investment opportunities. Scott has extensive knowledge in listing real estate and selling Montana properties, along with expertise in 1031 Deferred Like-kind Exchanges, Tax Advantaged Conservation Easements, and Habitat Conservation. Scott works with his team of personal assistants and staff who are dedicated to the lofty goal of excellence. Scott has obtained his Certified Residential Specialist (CRS), the most coveted degree in real estate. He also has earned many other certifications such as the Graduate Real Estate Institute (GRI), Recreation and Resort Specialist (RRS), and a Certified Tennessee Graduate (CTG). Scott believes in giving back to the community through involvement to charitable organizations. Scott is a Gold Level Sponsor of the Rocky Mountain Elk Foundation.

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