



Duck Lake, Glacier County, Montana, 1.03 Acres

\$89,500

- Fishing, Lake Frontage, Upland Bird, Waterfowl

One acre building site located on the west shore of Duck Lake. Duck Lake is known to be perhaps the best trout lake fishery in Montana. The lake has an amazing fishery offering brown & rainbow trout, including genuine opportunities to catch ten pound rainbows. The elevated building site is situated to capture views of Chief Mountain & the towering peaks of nearby Glacier National Park, & to the east views overlooking the waters of Duck Lake. Power & phone are available, well & septic would need to be installed. There is over 1.5 million acres of tribal lands available for upland bird & waterfowl hunting. Sharptail grouse, huns & ruffed grouse are abundant. The Central Flyway offers opportunities for Canadian & snow geese, & mallard duck. The location of this property on Duck Lake, & being very near St Mary Lakes & the entrance to Glacier National Park make it a great investment opportunity as your own private

Main Info

- Street Address : NHN W Shore Duck Lake Rd
- Lot Size Acres : 1.03 Acres
- Postal / Zip Code : 59411
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 0000030319
- County : Glacier
- Closest City : Babb

Taxes

Tax Year : 2019

Estimated Taxes per year are \$526.00

Broker Info



Kevin Wetherell

Clearwater Montana Properties

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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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