



**Island Lake Escape, Lincoln County, Montana, 29.49 Acres**

**\$550,000**

- Big Game, Fishing, Lake Frontage, Lake/Pond, Snow sports, Water Sports, Wildlife Viewing

Get away from it all at your own Island Lake Escape! 29+ rolling acres with over 1,600 feet of Island Lake frontage. Enjoy nature at its best while basking in the recreation rural Northwest Montana has to offer. With 2 sides bordering State lands, the property sits in the foothills of the Salish Mountains, just below Surprise Hill. The abundantly private acreage has several building sites begging to unveil the gorgeous views of the lake. Fish or canoe the rippling water, watch the roaming wildlife or hike to your heart's content - all while breathing in the clean mountain air. The perfect place to escape! Possible owner financing.

**Main Info**

- Street Address : NHN Island Lake Rd.
- Lot Size Acres : 29.49 Acres
- Postal / Zip Code : 59923
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 0053985
- County : Lincoln
- Closest City : Libby

**Taxes**

Tax Year : 2019

Estimated Taxes per year are \$89.00

### Broker Info



#### **Wayne Heaton**

**Clearwater Properties**

**(P:) 406-897-5100**

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**[Wayne@CMPMontana.com](mailto:Wayne@CMPMontana.com)**

**[cmpmontana.com](http://cmpmontana.com)**



**Co-listing with: Clearwater Properties, Rachelle Grover**

Wayne's experience in residential, commercial, ranch, land, leases, along with experience in 1031 exchanges, conservation easements and a true appreciation for Montana, makes Wayne a natural choice. Since relocating to Montana in 1995, Wayne Heaton has put his previous 20+ years of experience in sales and marketing to use in the field. Joining the Clearwater Montana Properties, Inc. team in 2001, Wayne's background in business management, commercial development, residential development, and construction has made him a top successful sales agent. Wayne's willingness to go the distance for his clients and his ability to be a traveling broker has earned him listings and sales throughout the state of Montana. When he is not listing and selling, Wayne is an avid member of the Rocky Mountain Elk Foundation and has spent countless hours fundraising and volunteering both time and knowledge for the benefit of Montana's elk. Wayne is an enthusiastic elk hunter, taking the time and patience to seal the deal, much like his persistence in real estate.

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