



Yellowstone River Retreat, Park County, Montana, 32.66 Acres

\$4,800,000

- Fishing, House, River Frontage, Stream/River, Water Rights

So, you are ready for your slice of Paradise in Montana. How about 32+ acres and a whole ¼ of a mile of prime river frontage on the famed Yellowstone River, in what is actually called Paradise Valley? Not only do you get to live on one of the best fly fishing rivers in the west, but you also get a custom-built main log home, guest quarters, AND frontage on Tom Miner Creek flowing right into the river. Relax on the sandy beach on the bank of the river and gaze at the majestic Absaroka mountain range. Your 3 bed/3 bath home with ¾ of a wraparound deck was engineered to perfection, taking in all aspects of being located just 20 minutes north of Yellowstone National Park. It's time to take the leap and knock another item off that bucket list! Stake your claim in Montana, the Last Best Place.

Main Info

- Street Address : 35 Tom Miner Creek Road
- Lot Size Acres : 32.66 Acres
- Postal / Zip Code : 59027
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 4815000
- County : Park
- Closest City : Emigrant

Taxes

Tax Year : 2019

Estimated Taxes per year are \$4,596.00

Broker Info



Wayne Heaton

Clearwater Properties

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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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