



Off-Grid Ease, Missoula County, Montana, 166.00 Acres

\$350,000

- Big Game, Stream/River, Upland Bird, Wildlife Viewing

Over 160 remarkable acres with NO covenants, multiple building sites, off-grid but with possible year-round access, borders BLM and only 35-40 minutes from Downtown Missoula! The property is situated on top of the saddle of Wallace Creek Road between Potomac and Clinton, providing 360 degrees of commanding views. To top it off, it has year-round streams and bountiful bushes of wild huckleberries and raspberries. Not to mention the wildlife including elk, deer and bear.

Main Info

- Street Address : 25254 W Ashby Creek Rd
- Lot Size Acres : 166.00 Acres
- Postal / Zip Code : 59823
- Lot Size Square Feet : 7230960 square feet
- State / Province : Montana
- Dwelling : No
- County : Missoula
- (Assessor) Parcel Number : 0004055107
- Closest City : Missoula

Taxes

Tax Year : 2020

Estimated Taxes per year are \$224.00

Broker Info



Kevin Wetherell

Clearwater Montana Properties

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Co-listing with: Clearwater Properties, MT, Kyle Huestis

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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