



## **Blackfoot River, Missoula County, Montana, 2.53 Acres**

**\$789,000**

- Big Game, Fishing, River Frontage, Snow sports, Stream/River, Water Sports, Waterfowl, Wildlife Viewing

Blackfoot River land – It is very rare to find a smaller, riverfront parcel amongst very large ranch holdings. Located in a superb run of fishing water, with plentiful opportunities for cutthroat trout & other trout species. This 2.53 acres, with over 700+/- feet of extraordinary Blackfoot River frontage is located on the stretch between Corrick's Riverbend & Roundup. No covenants, so a private cabin could possibly be complemented with the cash rents & tax advantages created by booking short term rentals. The Blackfoot River was made even more famous & sought after by the novel & motion picture "A River Runs Through It". Just across the river is acres of State land for your hunting pleasure & privacy. Power & internet available, year-round access on a gravel county maintained road to the property. Airline service and major shopping are located 45 minutes away in Missoula.

### **Main Info**

- Street Address : 34480 Nine Mile Prairie Road
- Lot Size Acres : 2.53 Acres
- Postal / Zip Code : 59823
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 0006008619
- County : Missoula
- Closest City : Missoula

### **Taxes**

Tax Year : 2019

Estimated Taxes per year are \$409.00

#### Broker Info



#### **Kevin Wetherell**

**Clearwater 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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