



## Locked Kootenai Hideaway, Lincoln County, Montana, 60.08 Acres

**\$1,200,000**

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

Location, Location, Location. How does 61 acres with approximately a mile of Kootenai River frontage sound? This rare property is behind a locked Stimson gate to ensure your privacy. The movies *The Revenant* & *River Wild* were filmed just north of this location. There is a small cabin on stilts with great views of the Kootenai River. Great fishing & boating right out your front door. The property is located off-grid, but cell service is available & there is lots of potential for solar or a generator system. There is also a developed spring. There is so much potential on this property for the person that wants to be off-grid but have acreage & privacy, yet be just minutes from the town of Troy. It's what everyone is looking for.

### Main Info

- Street Address : 2261 Kootenai River Rd
- Postal / Zip Code : 59935
- State / Province : Montana
- County : Lincoln
- Closest City : Troy
- Lot Size Acres : 60.08 Acres
- Lot Size Square Feet : 2660688 square feet
- Dwelling : Yes
- (Assessor) Parcel Number : 5961

### Home Info

- Year Built : 2000
- Square Feet Main House : 400 square feet
- Bedrooms : 1

### Taxes

Tax Year : 2019

Estimated Taxes per year are \$352.00



**Sharon Denton**

**Clearwater Properties**

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Sharon has enjoyed working in real estate for the past seven years, working in Montana, Idaho and Missouri. Raised in Missouri, moved to Montana in 1976. Married with four children, nine grandchildren and three great-grandchildren. Served in numerous volunteer positions including Chief Dispatcher and Reserve Deputy with Lincoln County Sheriff's Office and David Thompson Search and Rescue including First Responders in the Yaak area. Held numerous positions in the local churches. Troy Museum and Visitors Center volunteer. President of the Troy Glass Art Guild. Stained glass teacher for the Troy Adult Education program.

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