



## **Horned Owl Lane, Granite County, Montana, 24.00 Acres**

**\$175,000**

- Big Game, Fishing, Wildlife Viewing

24+/- acre parcel located in Arrowstone Estates subdivision has a nice mix of trees and end of the road privacy. Property is located on the south side of the subdivision, adjoining a large private landowner and only 11 miles from Philipsburg. Nearby views of upper Flint & Trout Creek as well as the Antelope Hills. Easy access to Discovery Ski area, Georgetown Lake, Rock Creek, & the Pintler Wilderness. Septic approved with buried utilities to build site. Use your own imagination to complete your dream home! A prime location for year round recreation along with a resident elk herd.

### **Main Info**

- Street Address : TBD Horned Owl Lane
- Lot Size Acres : 24.00 Acres
- Postal / Zip Code : 59858
- Dwelling : No
- State / Province : Montana
- County : Granite
- Closest City : Philipsburg

### **Broker Info**



## **Nick Dodge**

**Clearwater Properties**

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Nick is a native Montanan born and raised in Southwest Montana. He is a proud graduate of the University of Montana where he studied Human Biology. His love of being in the outdoors and sharing this passion with others influenced him to begin a full-time career in real estate. Nick grew up hunting and fishing Montana's mountains and streams, and he aims to use his honesty and knowledge of Montana's recreational opportunities while assisting clients in finding their dream Montana property. He specializes in farm, ranch, and recreational properties. Nick is a former youth sports coach at the Missoula YMCA. Nick an avid baseball fan. He volunteers as a part time American Legion baseball coach and Little League umpire. He also loves country music and shed antler hunting with his yellow lab, Duke.

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