



Treasure on the West Fork, Lincoln County, Montana, 8.25 Acres

\$640,000

- Big Game, Equestrian, Fishing, House, River Frontage, Waterfowl, Wildlife Viewing

Welcome to your Treasure on the West Fork Yaak River! Opportunity awaits with this Montana river front property that backs up to Forest Service land. This 2 bedroom with possible 3rd, 1 bath home has all the out buildings you need for your projects and to store your equipment! This well built log home is ready for your personal touches! The property is abundant in wildlife-a hunter's & trapper's dream. You can ride horses or hike directly onto Forest Service land! With it's own well and approved septic, you can truly have your peace and privacy. Enjoy gardening in the greenhouse and pick cherries, apples and pears from the fruit trees. In case of a power outage, propane generator is ready.

Main Info

- Street Address : 38048 Yaak River Rd
- Lot Size Acres : 8.25 Acres
- Postal / Zip Code : 59935
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 116
- County : Lincoln
- Closest City : Yaak

Taxes

Tax Year : 2020

Estimated Taxes per year are \$1,421.00

Broker Info



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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