



Big Waters Ranch, Missoula County, Montana, 28.89 Acres

\$595,000

- Fishing, Lake Frontage, Snow sports, Water Sports, Wildlife Viewing

A once in a lifetime opportunity to acquire 28+ acres of private lakefront on Salmon Lake, just minutes south of the year-round recreational hub of Seeley Lake. With 660 feet of deep water frontage, this spectacular offering in private Eagles Point at Salmon Lake abuts thousands of acres of Nature Conservancy, State and Forest Service lands where hiking & hunting opportunities abound. Enjoy endless water sports like water skiing & fishing. Large ponderosa pines, tamaracks & fir trees dot the property where whitetail deer, elk & black bear are frequent visitors. Residential building plans & septic permit are on file & available. Large lakefront holdings in the Seeley-Swan Valley area are rare & extremely desirable.

Main Info

- Street Address : 43946 Big Waters Ranch Rd
- Lot Size Acres : 28.89 Acres
- Postal / Zip Code : 59868
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 3558508
- County : Missoula
- Closest City : Seeley Lake

Taxes

Tax Year : 2020

Estimated Taxes per year are \$61.00

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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