



**Easy Access & Very Private, Flathead County, Montana, 30.00 Acres**

**\$725,000**

- Pond, Wildlife Viewing

Easy access and very private – 30 acres with gently rolling hills, a diverse mix of mature trees, a small pond and a natural level building bench. Located within 10 minutes of downtown Bigfork, the acreage has views all around and the building site has phenomenal views of dramatic 7300 ft mountain peaks in the Swan Mountains. The driveway is in, there are no covenants and the entire parcel has been parked out. Flathead Lake and hiking and trail access at Jewel Basin are a short 15 minute drive. Glacier Park International Airport access is nearby.

**Main Info**

- Street Address : 300 McCaffery Road
- Lot Size Acres : 30.00 Acres
- Postal / Zip Code : 59911
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 0000971820
- County : Flathead
- Closest City : Bigfork

**Taxes**

Tax Year : 2021

Estimated Taxes per year are \$86.00

## Broker Info



### **Kevin Wetherell**

**Clearwater Properties**

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**[cmpmontana.com](http://cmpmontana.com)**

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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