



Northern Lights Tract 2, Missoula County, Montana, 85.00 Acres

\$869,000

- Big Game, Fishing, Lake/Pond, Pond, Snow sports, Wildlife Viewing

Northern Lights is an enclave of only two parcels completely surrounded by US Forest Service lands. Around the turn of the century, the scenic Gordon Ranch near Holland Lake sold these two parcels of land off from the main ranch. At the end of a quiet mountain road, Homesite 2 is one of the two parcels, and offers 85 acres cornering into Forest Service lands with panoramic views of the Swan Mountains. The scenic and secluded fishing waters of the Swan River are only feet from the property corner into Forest Service lands. There is a dramatic scenic overlook of the Swan River about a 400 foot hike through Forest Service to the south as well. The property is flat to rolling with a diverse mix of trees, plant life and wetland ponds. The building site is situated on a bench overlooking a mountain meadow and a prospective area to construct a pond looking on to looking at the scenic peaks of the Swan Mountain Range as it rises above Holland Lake and beyond to the north. Elk, bear and trophy whitetail deer frequent the property as the habitat, feed and seclusion are perfect. The turn to two of the most scenic lakes in the valley - Holland Lake Road and Lindbergh Lake Road are within a few minutes from the property. Hiking in the Mission Mountain Wilderness and the Bob Marshall Wilderness Trailhead are very near as well. The property has building areas identified by the Montana Land Reliance from which you can choose a 3 acre building area to construct a residence, guest house, shop, and other associated outbuildings. Construction of ponds for livestock or wildlife is permitted as well as Bed and Breakfast/ short term rental. Milky Way is to be finished with new gravel road surface. Power and phone are on the property. Broker owned.

- Street Address : 409 Milky Way
- Lot Size Acres : 85.00 Acres
- Postal / Zip Code : 59826
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 0003807706
- County : Missoula
- Closest City : Condon

Taxes

Tax Year : 2020

Estimated Taxes per year are \$171.00

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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