



Remote Missouri River Property, Chouteau County, Montana, 245.00 Acres **\$385,000**

- Fishing, River Frontage, Water Sports, Waterfowl, Wildlife Viewing

Remote Missouri River property - this 245 acres consisting of 22 legal parcels, has 1.4 miles of river frontage with views of the amazing rock formations along the canyon wall. This property is known for its pheasant, whitetail and mule deer hunting. Experience the seclusion it has to offer along with the opportunity to boat, float, fish, hunt and kayak from your own property. Possibilities are endless, as it has been subdivided into 22-10 acre lots. Land was formerly in CRP.

Main Info

- Street Address : NHN Vernon Road
- Lot Size Acres : 245.00 Acres
- Postal / Zip Code : 59420
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 0000007112
- County : Chouteau
- Closest City : Carter

Taxes

Tax Year : 2020

Estimated Taxes per year are \$836.00

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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