



## Off-Grid with Views, Deer Lodge County, Montana, 40.71 Acres

\$95,000

Take a look at this remote property that is off the beaten path, yet still only a half hour drive to the small town of Anaconda, MT. This 40 acre, off-grid property will require a solar system, or another off-grid source to generate electricity. There is a building established in the NW corner of the property and a small stream cuts across the SW corner. There is also a small pond toward the northeastern corner of the property. The privacy received that comes with owning land that is away from crowds will allow you to have your own little getaway. It is close enough to town to spend just a quick weekend in the woods, yet far enough away to enjoy ultimate privacy at a year-round property if so desired. The winter can be harsh, but beautiful snow-capped Pintler mountain peaks across the valley from this property are to die for! Come see for yourself!

### Main Info

- Street Address : TBD Whipperwill Trail
- Lot Size Acres : 40.71 Acres
- Postal / Zip Code : 59711
- Dwelling : No
- State / Province : Montana
- County : Deer Lodge
- Closest City : Anaconda

### Taxes

Tax Year : 2021

Estimated Taxes per year are \$263.00

## Broker Info



### **Nick Dodge**

**Clearwater Properties**

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Nick is a native Montanan born and raised in Southwest Montana. He is a proud graduate of the University of Montana where he studied Human Biology. His love of being in the outdoors and sharing this passion with others influenced him to begin a full-time career in real estate. Nick grew up hunting and fishing Montana's mountains and streams, and he aims to use his honesty and knowledge of Montana's recreational opportunities while assisting clients in finding their dream Montana property. He specializes in farm, ranch, and recreational properties. Nick is a former youth sports coach at the Missoula YMCA. Nick an avid baseball fan. He volunteers as a part time American Legion baseball coach and Little League umpire. He also loves country music and shed antler hunting with his yellow lab, Duke.

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