



## 50 Puller Gulch Lane, Granite County, Montana, 210.75 Acres

**\$1,695,000**

- Agriculture, Big Game, Equestrian, Fishing, House, Income producing, Off-Road, Snow sports, Timberland, Upland Bird, Waterfowl, Wildlife Viewing

Amazing properties like this one doesn't come up very often. 210 acres on Upper Rock Creek Road. Here is your chance to build your dream home. just minutes away from Rock Creek, a world-class Blue-Ribbon fly-fishing stream. Property has access to thousands of acres of U.S. Forest Service lands. Amazing hunting out your back door. Historic Philipsburg is just a short drive away. Come check it out before this property is gone.

### Main Info

- Street Address : 50 Puller Gulch Lane
- Lot Size Acres : 210.75 Acres
- Postal / Zip Code : 59858
- Dwelling : No
- State / Province : Montana
- County : Granite
- Closest City : Philipsburg

### Taxes

Tax Year : 2022

to be assessed

### Broker Info



## **Charity Therriault**

**Clearwater Montana Properties**

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Born and raised in the beautiful state of Montana, I have a deep connection to the land and the outdoor lifestyle. As the proud owner of Woodland Creations and Home Center and ChariTea's Coffee and Treats in Philipsburg, Montana, I've built my life around community, craftsmanship, and a passion for the outdoors. With 14 years of experience in the real estate business, I specialize in helping clients find their dream properties, whether it's hunting, fishing, farm, ranch land, off-grid, or your dream home. When I'm not helping people find the perfect property, you'll likely find me riding my horses, hunting, fishing, skiing, or enjoying any number of outdoor adventures in this stunning state with my husband, our kids and grandkids. I love meeting new people and forming lasting connections, and there's nothing more rewarding than guiding others to their perfect slice of Montana. If you're looking for a knowledgeable, dedicated real estate professional who shares your passion for the Montana lifestyle, I'd love to help you make your next move. Memberships: Philipsburg Chamber of Commerce, Safari Club International , Rocky Mountain Elk Foundation

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