



## Off Grid Oasis, Granite County, Montana, 39.58 Acres

**\$650,000**

- Pond, Snow sports, Stream/River, Wildlife Viewing

Are you looking for an incredible off-grid property?! The hard work is done here. A brand new, well built 40x80 shop sits just feet from the crystal clear, year round creek. The 20x40 section of the shop near the creek is plumbed for in floor heat and a wood fueled boiler. The shop features an unfinished above-garage apartment, allowing a new owner to add their own finishing touches. A septic system has been installed and the shop features a half bathroom. Princeton Creek runs the length of the 40 timbered acres of the property and there is a spring fed pond that keeps wildlife near by. You will find elk, mule deer, whitetail deer, moose, and bear just to name a few. The acreage, bordering forest service on three sides, also includes many additional improvements such as gravel road, parking area, multiple culverts, metal gates, clearing of underbrush and boundaries for fencing. Additionally, this property is a mining claim and you can't miss the historical mining cabins and sites nearby. The year round recreational opportunities are endless and its just a short drive to Philipsburg, Georgetown Lake, and Discovery Ski Basin. Set up your solar energy system and live efficiently and privately.

### Main Info

- Street Address : tbd Moonlight Mine Road
- Lot Size Acres : 39.58 Acres
- Postal / Zip Code : 59858
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 0001454562
- County : Granite
- Closest City : Philipsburg

### Home Info

- Year Built : 2021
- Building Features : Shop, Garage
- Square Feet Main House : 800 square feet
- Half Baths : 1

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### Taxes

To be assessed

### 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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