



Wilderness Waters on Elk Creek, Missoula County, Montana, 160.00 Acres **\$2,900,000**

- Big Game, Fishing, Snow sports, Stream/River, Timberland, Wildlife Viewing

Wilderness Waters on Elk Creek – Located in the Swan Valley, this 160-acre property is at the end of the road and is surrounded by US Forest Service land. Elk Creek flows out of the nearby Mission Mountain Wilderness and this is the first private land this treasured bull trout spawning stream with crystal clear waters flows through. The log homestead cabin was constructed in 1945 and has been immaculately maintained with a serene sleeping porch above the creek and a modern bath addition, all complemented by a full RV hook up, well and modern septic system, power, and phone. If you seek absolute privacy, this is it! The Elk Creek Trail leads from the property upstream to the Mission Mountains providing unbelievable scenery. The property consists of 8 legal parcels, with legal deeded access granted for up to 4 homesites through the adjacent Forest Service. The property is rolling with scenery beyond compare, from the forest that has been managed for western larch and fir trees, 750 feet fronting on both sides of Elk Creek, wildlife such as elk, whitetail deer and bears. The alternate primary building site for a new residence or lodge with Mission Mountain views overlooking the rushing waters of Elk Creek, high vistas offering majestic Swan and Mission Mountain views. This is a very rare opportunity to consider for your family retreat, lodge, camp or private residence. Missoula and Kalispell airports, Whitefish Mountain ski area, and Glacier Park are each accessed by a 1.5 hours drive.

- Street Address : 1448 Monrad Road
- Lot Size Acres : 160.00 Acres
- Postal / Zip Code : 59826
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 0001642706
- County : Missoula
- Closest City : Condon

Taxes

Tax Year : 2022

Estimated Taxes per year are \$1,157.00

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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