



**Moose Crossing, Flathead County, Montana, 12.17 Acres**

**\$580,000**

- Off-Road, Timberland, Wildlife Viewing

Located 4 paved miles north of Columbia Falls sits 12.175 private acres boasting wooded serenity and Montana beauty. This exceedingly rare type of property can satisfy anyone's wants and needs. Get the Polebridge feeling with all the comforts of power and well installed on a current level and parked out homesite. This amazing parcel is backed up to 48 acres of HOA common ground with a dedicated hiking trail running along Cedar Creek to the east and USFS land to the west providing even more outstanding recreational opportunities. Enjoy nature at its finest in the North Fork wilderness and Glacier National Park a short 6 miles away. The best of both worlds is at your fingertips with this rare opportunity to own a piece of Montana like no other.

**Main Info**

- Street Address : 779 Moose Crossing Trail
- Lot Size Acres : 12.17 Acres
- Postal / Zip Code : 59912
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 0505870
- County : Flathead
- Closest City : Columbia Falls

**Taxes**

Tax Year : 2022

Estimated Taxes per year are \$1,378.00

**Broker Info**



**Patrick Pacheco**

**Clearwater Properties**

**(P:) 406-837-1090**

**(M:) 406-459-3088**

**patrick@cmpmontana.com**

**cmpmontana.com**



**Co-listing with: Clearwater Properties, Brock Bouma**

---

© 1996 - 2018 Sports Afield Trophy Properties. All Rights Reserved Please read Sports Afield Trophy Properties Privacy Policy and Legal Notices.

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."