



## Often Sought, Seldom Found!, Lincoln County, Montana, 40.00 Acres

**\$1,525,000**

- Fishing, House, Lake Frontage, Timberland, Waterfowl, Wildlife Viewing

Often Sought, Seldom Found! Embrace and appreciate the best of NW MT from this quintessential Montana home! Secluded with USFS on three sides. Located on a private road and a gate to the property. The 40 acres are home to a myriad of wildlife, from the blue herons at the private 2 acre lake to black bears and elk passing through the trees. This is a nature lover's paradise, an opportunity to live at a luxury vantage point overlooking all the beauty of the seasons and animals of the area. Pride of ownership is in every corner of the property: quality features include an on demand generator, outside wood/propane boiler, and beautiful design touches. Room for all in the 2000 sq. ft., Amish built, log home with 3 bedrooms and 2.5 baths. Unique design touches and classic log home appeal grace every room. Windows all around to appreciate the amazing surroundings and plenty of outdoor space with decks and porches to enjoy all the seasons. There is a dock and private swimming area on the lake, so plenty of room to play in the summer. The roomy 2 car garage has a spot for an apartment upstairs that is currently used as storage and is ready to be finished. The homestead includes an older log barn with a floor, heater and enclosed fencing. Chicken coop, hay storage and fruit trees complete the picture. A once in a lifetime place to call home!

### Main Info

- Street Address : 2533 Rocky Draw Road
- Lot Size Acres : 40.00 Acres
- Postal / Zip Code : 59935
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 0001171 & 0001172
- County : Lincoln
- Closest City : Troy

### Home Info

- Year Built : 2001
- Building Features : Storage Shed, Shop, Garage, Barn
- Square Feet Main House : 2704 square feet
- Baths : 3
- Bedrooms : 3
- Half Baths : 1

Seller's agent must accompany showings. IT IS RECOMMENDED THAT ALL BUYERS AND BUYERS'

AGENTS VERIFY ALL INFORMATION PROVIDED TO THEM REGARDING THIS PROPERTY TO THEIR SATISFACTION. THIS INFORMATION IS PROVIDED BY OUTSIDE SOURCES AND DEEMED RELIABLE BUT NOT WARRANTED BY LISTING AGENT OR LISTING AGENCY.

#### Taxes

Tax Year : 2022

Estimated Taxes per year are \$1,609.00

#### Broker Info



#### Sharon Denton

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Sharon has enjoyed working in real estate for the past seven years, working in Montana, Idaho and Missouri. Raised in Missouri, moved to Montana in 1976. Married with four children, nine grandchildren and three great-grandchildren. Served in numerous volunteer positions including Chief Dispatcher and Reserve Deputy with Lincoln County Sheriff's Office and David Thompson Search and Rescue including First Responders in the Yaak area. Held numerous positions in the local churches. Troy Museum and Visitors Center volunteer. President of the Troy Glass Art Guild. Stained glass teacher for the Troy Adult Education program.

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