



**Fairview Build Site, Silver Bow County, Montana, 5.09 Acres**

**\$125,000**

- Wildlife Viewing

Welcome to Ridge View at Horse Canyon! This is Southwest Montana's newest year round premier mountain living opportunity! Ridge View is a rural living setting where the neighbors will be the local wildlife, yet the conveniences of the town of Butte are only a ten minute drive away. The "Fairview" property is a 5 acre parcel that is located near the entrance to Ridge View. It offers privacy among the pine trees with a few small meadows that would be ideal building sites. XL Heights Road traverses the Fairview, making the building sites easily accessible year-round with the construction of a short driveway. The incredible views encompass the Summit Valley and town of Butte as well as several mountain ranges in the distance including the Pintlers, Pioneers, Highlands, and Mount Fleecer. Seller financing offered with a minimum 10% down payment at 4% interest rate. Contact Nick Dodge at; 406-593-2666, or your real estate professional.

**Main Info**

- Street Address : TBD X-L Heights Road - Fairview Lode
- Lot Size Acres : 5.09 Acres
- Postal / Zip Code : 59701
- Dwelling : No
- State / Province : Montana
- County : Silver Bow
- Closest City : Butte

**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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