



### **Cold Spring Build Site, Silver Bow County, Montana, 3.21 Acres**

**\$130,000**

- Mineral Rights, Wildlife Viewing

Welcome to the 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 10 minute drive away. The "Cold Spring" property is a long, narrow parcel just over 3 acres. This parcel has great building spots across the full length of the property with the more level property near the west end of the creek bottom. Mature aspen trees are abundant on this property along with pines scattered throughout. There is no shortage of mountain views, or the new owner may tuck down in the aspens for private living on the mountain. This property will have private access through a locked gate that will be on an automatic opener. Pick your favorite spot on the Cold Spring & build your dream home! Seller financing offered with minimum 10% down payment at 4% interest rate. Contact Nick Dodge; 406-593-2666, or your real estate professional.

#### **Main Info**

- Street Address : Lot 34 Horse Canyon Road
- Lot Size Acres : 3.21 Acres
- Postal / Zip Code : 59701
- Dwelling : No
- State / Province : Montana
- County : Silver Bow
- Closest City : Butte

## Broker Info



### Nick Dodge

**Clearwater Properties**

**(P:) 406-859-5263**

**(M:) 406-593-2666**

**[nick@cmpmontana.com](mailto:nick@cmpmontana.com)**

**[cmpmontana.com](http://cmpmontana.com)**

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.

---

© 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."