



## East Ridge Build Site, Silver Bow County, Montana, 11.38 Acres

**\$165,000**

- Mineral Rights, 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 "East Ridge" property is the namesake of its location at Ridge View. It is 11.38 acres with ample timber that includes mostly new growth since logging activity around 30 years past. It is located behind a private, gated entrance off of Woodland Road and borders Deer Lodge National Forest to the east. Power is at the eastern portion of this parcel where the stream also crosses through. As with the rest of Ridge View, views are truly exceptional! Seller financing is offered on this parcel with 10% down payment at 4% interest rate. Contact Nick Dodge; 406-593-2666, or your real estate professional.

### Main Info

- Street Address : Lot 15 Woodland Lane
- Lot Size Acres : 11.38 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.

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