



## **Sawmill Gulch Getaway!, Jefferson County, Montana, 0.87 Acres**

**\$165,000**

- Big Game, Off-Road, Snow sports, Stream/River, Timberland, Wildlife Viewing

**CABIN ON A FOREST SERVICE PERMIT!!** Welcome to your private oasis nestled in the heart of nature! This unique property offers the rare opportunity to own a cabin on Forest Service land, providing unparalleled tranquility and access to the beauty of the wilderness. A rustic piece of history, the cabin is in need of many interior repairs, but perfect for escaping the hustle and bustle of city life. Surrounded by 313,000+ acres of USFS land is ideal for outdoor enthusiasts, with opportunities for hiking, fishing, bird-watching, and more right at your doorstep. Wake up to the soothing sounds of nature and enjoy breathtaking views! Don't miss out on this rare opportunity!

### **Main Info**

- Street Address : 184 Sawmill Gulch Rd
- Lot Size Acres : 0.87 Acres
- Postal / Zip Code : 59701
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 0000001475
- County : Jefferson
- Closest City : Butte

### **Home Info**

- Year Built : 1946
- Building Features : Storage Shed
- Square Feet Main House : 1156 square feet
- Baths : 1
- Bedrooms : 3

The cabin/home is in need of repairs. being sold as is. please review all disclosures prior to scheduling showing

#### Taxes

Tax Year : 2023

Estimated Taxes per year are \$853.00

#### Broker Info



#### Katie Reilly

Clearwater Properties

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As a born and raised Butte native, Katie is proud to call this beautiful place home. Feeling fortunate to have deep roots here Butte, she also loves exploring the surrounding areas. When she is not enjoying the beautiful real estate that SW Montana has to offer, Katie is a wife and a mother of 3 wonderful children, and you will find her spending much valued time outdoors with her family and friends. Her family enjoys camping, hunting, fishing, horseback riding, four-wheeling, snowmobiling, and even hitting the occasional ski hill every now and then! Katie comes from the banking and finance side of the transaction and found her true passion in representing buyers and sellers in real estate. She has tackled a variety of transactions since her start as a realtor. Katie thrives to provide value in all aspects of her work and enjoys sharing the best pieces of Montana!

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