



**Eagle Point Ranches, Missoula County, Montana, 20.00 Acres**

**\$399,900**

- Big Game, Off-Road, Timberland

First time on the market in 30 years!!! A part of the Eagle Point Ranch subdivision, this spectacular offering has 20-acres that abuts the Clearwater State Forest and is a short distance to the Lolo National Forest. This lot may be subdivided. There are several building sites available and Swan Mountain Range views are prevalent. The lot can be accessed off of both Seasons Edge and Beaver Creek Road. Expect to see deer, elk, and a variety of other critters on this amazing parcel. Blackfoot phone & cable is on the property and power is at the lot line and just needs to be run to your build site. You have direct access to thousands of acres of public lands for hiking, biking, hunting, off highway vehicle use, or whatever your recreational pleasures are. Just outside of the subdivision are hundreds of miles of forest service roads that are groomed for snowmobiles during the winter. CCRs require 100' setbacks from property boundaries, however that does not apply to the boundary with the Clearwater State Forest, which will then allow for building on top of the bench and provides spectacular views of the Swan Mountain Range, where you will likely feel on top of the world! There is an ATV / Side by Side trail from the meadow off of Seasons Edge that will take you near the top of the bench and may be a good location to develop a road.

**Main Info**

- Street Address : Lot 7 Seasons Edge
- Lot Size Acres : 20.00 Acres
- Postal / Zip Code : 59868
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 5864862
- County : Missoula
- Closest City : Seeley Lake

### Home Info

Make sure to carry bear spray when showing this property as it abuts state forest and is a short distance to national forest lands. All buyers and their agents have an obligation to verify all information contained within this listing. Information provided is deemed reliable but is obtained from outside sources and not guaranteed by the listing agent or Clearwater Properties. Eagle Point Ranch HOA \$650/Annually.

### Taxes

Tax Year : 2024

Estimated Taxes per year are \$22.00

### Broker Info



#### Jeff Micklitz

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Jeff has spent his entire adult life in the service of his community. Real Estate is a natural extension of how Jeff has served others throughout his life. As a retired police captain, he led a diverse group of Federal, State, and Local law enforcement agencies tasked with the enforcement of gang and drug trafficking crimes. Jeff was the sole supervisor of the Criminal Investigation Section of the Internal Affairs Division. As a Graduate of the FBI National Academy, Jeff is well-versed in ethics and integrity. During his time serving on the board of the Wisconsin Chapter of the FBINA Associates, he oversaw the Youth Leadership Program and the President's Scholarship Committee. He is a natural leader and will pursue your priorities with enthusiasm and zeal. Jeff spends as much time outdoors as possible, engaging in hiking, biking, hunting, fishing, floating, snowmobiling, skiing, and everything the great outdoors has to offer. He is also a talented sign and woodworker. Jeff has previously served as the treasurer for Mission Bible Fellowship Church and oversaw the Benevolence Committee and Loving Hearts Thrift Store as a part of his role as a deacon. Jeff holds a Master's Degree in Dispute Resolution from Marquette University and is an expert negotiator, which is critical to every real estate transaction. He is eager to assist you in finding your very own special place in Montana.

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