



**Swan Views on Private Scenic Drive, Missoula County, Montana, 20.02 Acres** **\$599,744**

- Big Game, Off-Road, Timberland, Wildlife Viewing

Cleared hilltop build site on 20 acres in the Swan Valley. Adjacent to National Forest on the west boundary. Remarkable Swan Range views of Holland Peak and adjacent peaks to the east. Wooded with mature Douglas fir and Larch trees. Private with multiple potential raised build sites. Marketable timber adds additional value, unique versus other similar land listings in the area that have been cleared or have immature lodgepole pines. Seasonal wetland turns to a brook running through NW corner of property. Secluded and quiet but only 5 minutes off the highway on a well maintained private road. Power and phone at the property boundary with easement for access and utilities at the driveway. Raised site out of floodplain to allow for your private septic and well with plenty of space for your preferred site plan.

**Main Info**

- Street Address : NHN Scenic Dr
- Lot Size Acres : 20.02 Acres
- Postal / Zip Code : 59826
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 2011122700
- County : Missoula
- Closest City : Condon

**Taxes**

Tax Year : 2024

Estimated Taxes per year are \$22.00

## Broker Info



### Mark Leffingwell

**Clearwater Montana Properties**

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As a year-round resident of the Swan Valley, Mark is a hardworking and trustworthy local real estate professional. In addition to being a REALTOR®, Mark maintains real estate assets for owner-clients year-round as a Montana Licensed Property Manager and Registered Independent Contractor. By pairing his professional background in construction and project management with local knowledge and relationships, he offers a unique skill set and keen eye for real estate opportunities. Mark is passionate about conservation-minded projects and revitalization of historic real estate. He moved away from his home state of Wisconsin in 2005 to pursue a degree in engineering and fell in love with the Mountain West. In his free time, he connects to this landscape through hiking, skiing, and wildlife tracking with his partner, Jackie, and two German shepherd mutts.

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