

CORDER

AND ASSOCIATES, LLC



Tobacco Bay Estates Lot

o Hoodoo Loop, Eureka, MT 59917

Offered at \$147,000

Presented Exclusively by
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Property Information

Acres: 1.81 Deeded acres

Taxes: \$716.39 (2020)

Legal: TOBACCO BAY ESTATES,
S07, T36 N, R27 W, Lot 016, ACRES
1.81, PM 6921 *55351*

Utilities: Telephone, Power, High
Speed Internet

Water: Community

Covenants: Yes

HOAs: \$1,000 annually

Elevation: 2,600'

Hunting District: 101



Executive Summary

A lovely 1.8 acre wooded lot directly across the street from US Forest Lands, and so close to Lake Koocanusa you can peek right through at it! Nestled in the heart of the Rocky Mountains less than 10 miles from the Canada border, you can walk the Pacific NW Trail that comes almost to your door! This lot is the farthest in, and on the point of the "loop", guaranteeing privacy on that side. A private and attractive looking subdivision; the homes blending in with the natural colors, textures and lay of the land. And what makes it affordable is that water, power, high speed internet and phone lines to the property are already in place! All your amenities are right at hand, with the great outdoors literally next door.



The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.

Local Area

Eureka is a happenin' little town of a little over 1000 people nestled in the Tobacco Valley of the northwest portion of the Rocky Mountains, with Bald Mountain and Beartrap Mountain being two of the "local" mountains of that Range.

It is an area of incredible beauty with spectacular mountain views and abundant wildlife. Hiking areas abound, but even just a walk on the many paths in local areas sure beats a sidewalk! The area is surrounded by the Kootenai National Forest with over 100 miles of backpacking trails. Nearby Lake Koocanusa provides all the water fun you're looking for, and at 90 miles long, is a beautiful, peaceful body of water to drive along beside.

Deer, elk and bear are frequent sights, as are Bald and Golden Eagles along with the dozens of other local species. Natural wildflowers just add to the wonder.

Fish, hunt (HD 101), golf the two courses, or engage in the more sedate activities of perusing the idyllic gift shops along Main Street, checking out the local brewery, shopping the farmers market, dining at the many eating establishments, or visiting the Majestic Theater (one of the oldest in Montana).

A great place to live, Eureka has a very involved community, with an active Chamber of Commerce, upbeat schools with huge extracurricular activities (with state winning robotics projects, and debate teams) and winning sports teams (State Football and Wrestling Championships in 2017 and 2018), an Historical Village and The Tobacco Valley Board of History, along with the local grocery, the Montana Market, that keeps everyone connected!

Got an itch for a more upbeat, modern-day fix? The town of Whitefish, less than an hour's pleasant drive, will provide all the upscale, trendy bars, shops, galleries, restaurants, and a host of activities, art shows and music to satisfy your thirst for "culture". Whitefish is also home to the internationally known Whitefish Mountain Ski Resort, which doubles as a summer fun place of nature walks, gondola rides and mountain biking.

