

Quaking Aspen Court Tract  
1350 QUAKING ASPEN CT  
Rexford, MT 59930

**\$180,000**  
7.52± Acres  
Lincoln County



**Quaking Aspen Court Tract  
Rexford, MT / Lincoln County**

**SUMMARY**

**Address**

1350 QUAKING ASPEN CT

**City, State Zip**

Rexford, MT 59930

**County**

Lincoln County

**Type**

Recreational Land, Undeveloped Land

**Latitude / Longitude**

48.7789 / -115.135461

**Acreage**

7.52

**Price**

\$180,000

**Property Website**

<https://compasslandpartners.com/property/quaking-aspen-court-tract/lincoln/montana/103794/>



## Quaking Aspen Court Tract Rexford, MT / Lincoln County

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### **PROPERTY DESCRIPTION**

BORDERS PUBLIC LAND - this exceptional +/-7.52 acre parcel off of Quaking Aspen Ct, Rexford, MT offers direct access to hundreds of thousands of acres of Kootenai National Forest and the Salish Mountains stretching all the way to Lake Kooconusa. Located in the rural subdivision of Tamarack Estates, this property features great road access via a well-maintained Forest Service road and recorded easement, and sits just 0.7 miles from blacktop.

The land is very buildable with a peaceful, private setting at approximately 3,720' elevation. Power borders the property, and reliable Verizon cell service is available. With livestock permitted at one animal per acre, this is an ideal location for a cabin, full-time residence, farmstead, or homestead. Enjoy immediate access to prime general deer and elk hunting, with over-the-counter bear tags available.

Just a short 15-minute drive brings you into the charming town of Eureka, Montana, where you'll find dining, groceries, and small-town amenities. Lake Kooconusa is also nearby, offering some of the best fishing in the region-especially for trophy rainbow trout and kokanee salmon.

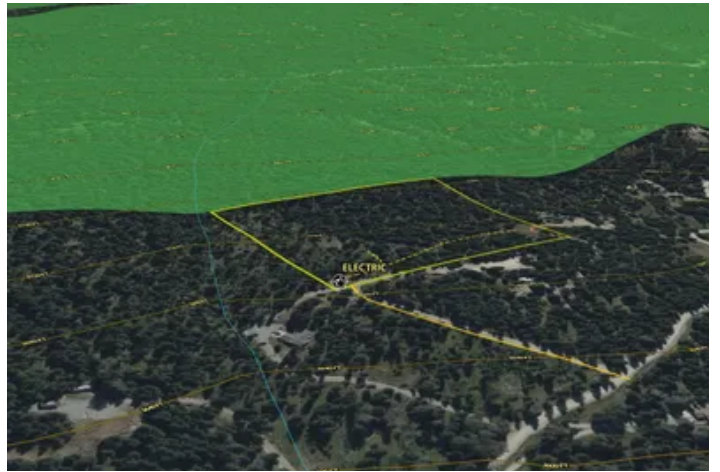
Outdoor recreation here is unmatched, with endless opportunities for hiking, boating, snowmobiling, and exploring vast wilderness. The area is rich with wildlife, including elk, moose, deer, black bear, mountain lions, grouse, and wild turkeys, making it a dream setting for nature lovers and sportsmen alike.

For travel, Glacier Park International Airport in Kalispell is approximately 1 hour and 30 minutes away, providing convenient access while still preserving the property's quiet, remote feel.

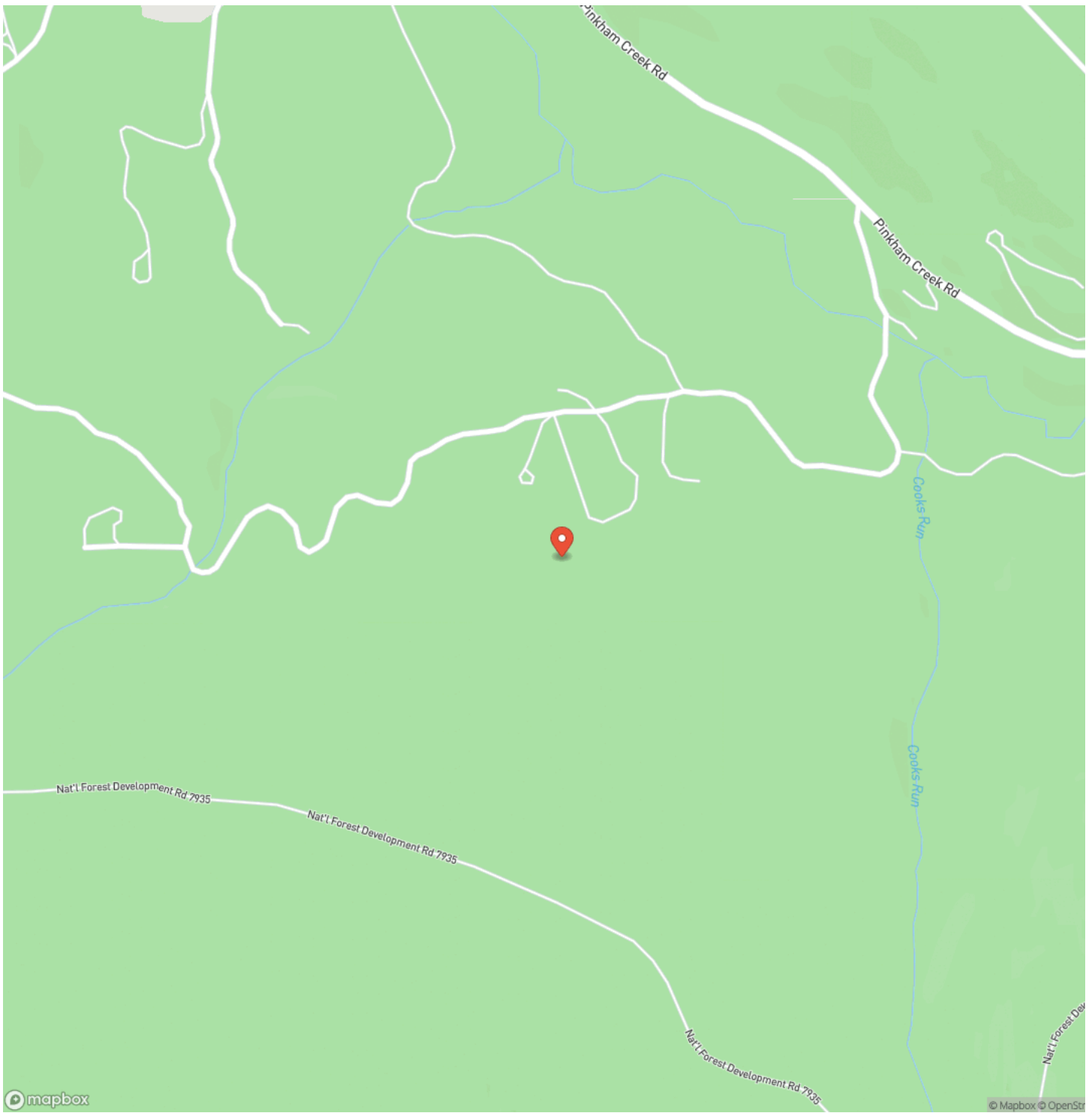
The buyer is responsible for performing their own due diligence. Buyer and buyer's agent to verify all information.



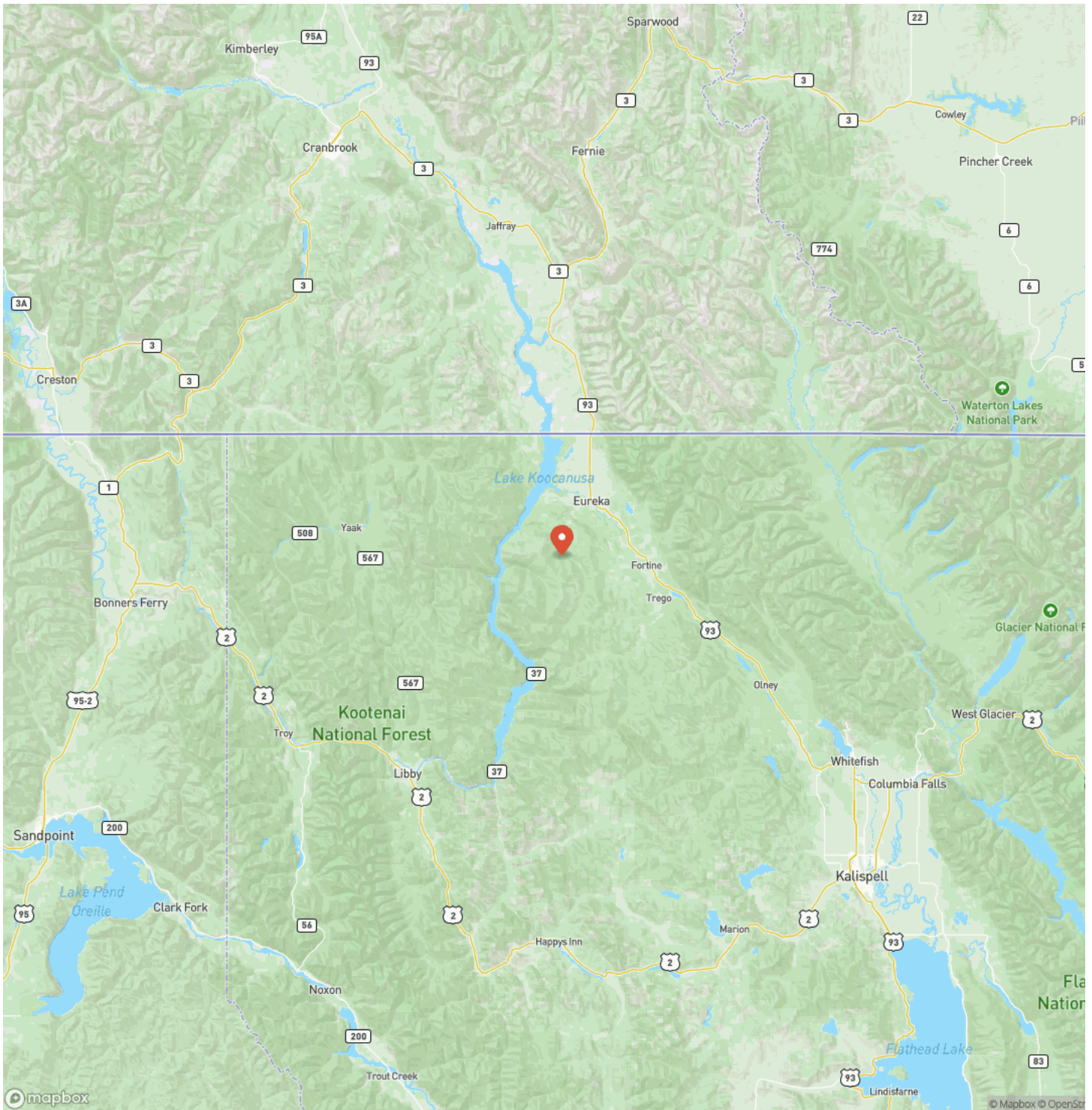
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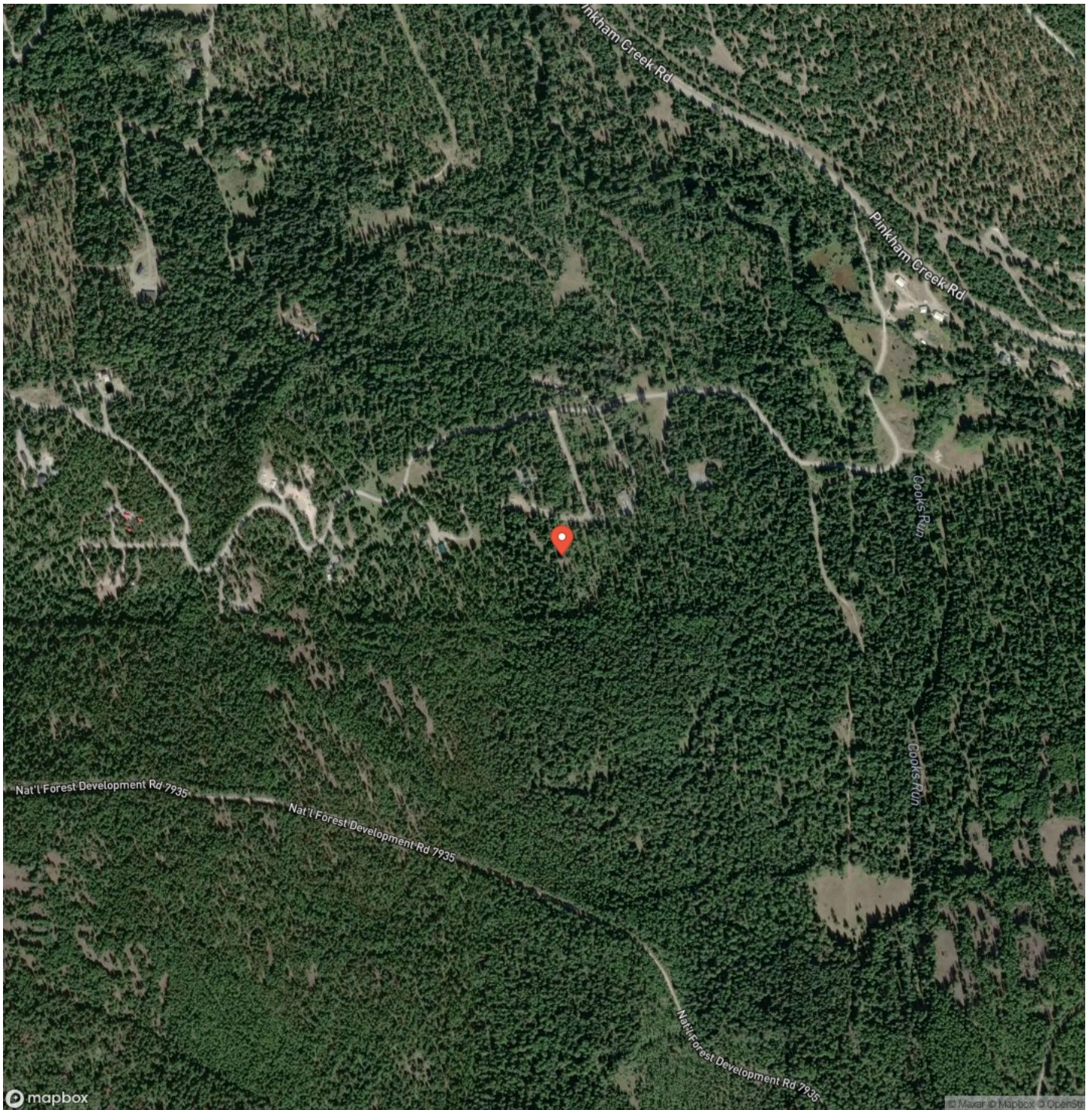
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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