

ORDER

AND ASSOCIATES, LLC



Tantalizing Trout Creek Property

100 Trout Creek Rd, Trout Creek, MT 59874

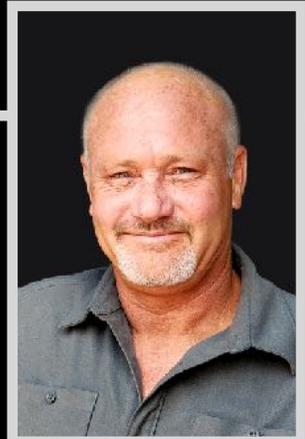
Offered at \$995,000



*Presented
Exclusively by*
**Lisa Hampton,
REALTOR®**



*Presented
Exclusively by*
**Ben Castle,
REALTOR®**



EXCLUSIVE PARTNER OF



406-396-2527 cell
Lisa@Corderland.com

406-242-0205 cell
Ben@Corderland.com

Property Information

Lot Size: 74.98 Deeded Acres; 20 acres in hay

Taxes: \$163.80 (2021) Shop/apt not yet assessed

Legal: Lot one of COS 3248, 74.98+- ACRES
LOCATED IN SEC18/T24N/R31W

Year Built: 2021

Square Footage: 48' x 48' shop with living quarters and overhangs

Bed/Bath: No legal bedroom; 1 bonus room; 3/4 bath

HVAC: Outside wood burning stove

Water/Sewer: New well @ 25 GPM; New Septic

Covenants/HOAs: None

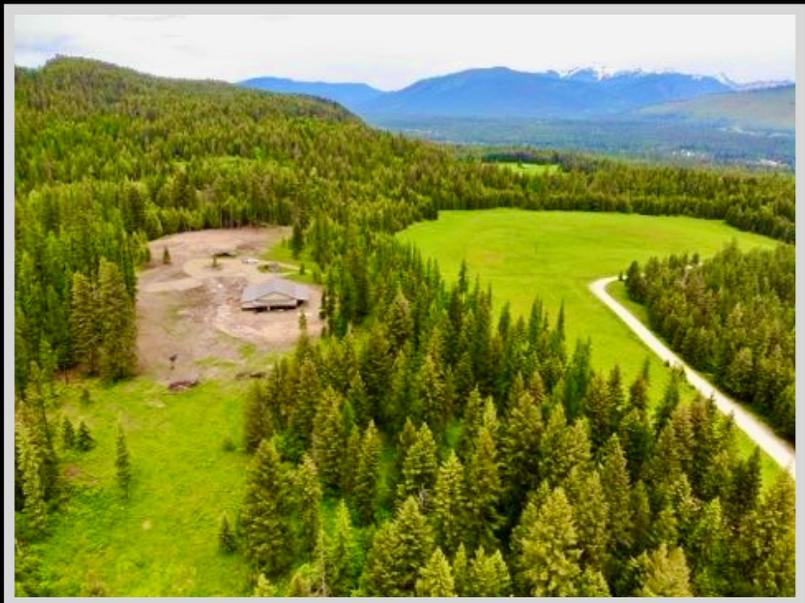
Elevation: 2,500 ft.

Hunting District: 121

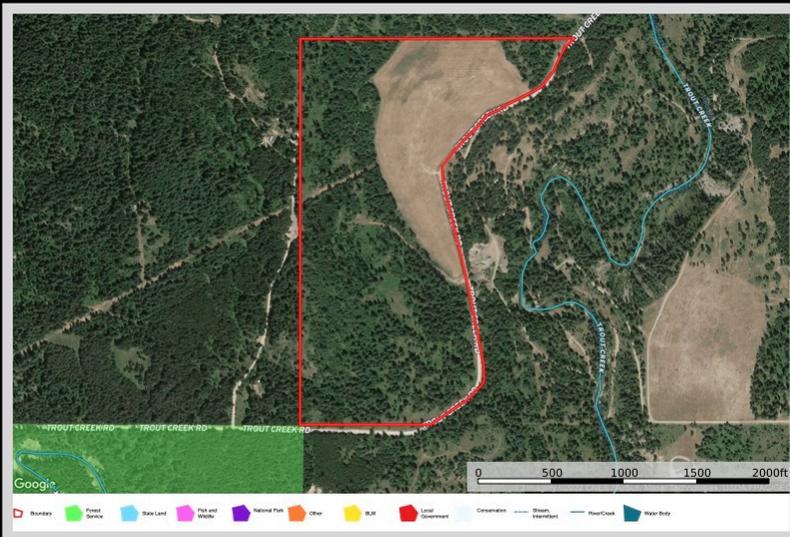
Executive Summary

Not much can compare to the gorgeous peak at the snowcapped majestic Cabinet Mountains against a bold azure blue sky from this property. The fertile soils on 20 acres generate productive hay. These awesome Montana features provide the backdrop for a unique and efficient opportunity to combine living and workspace! A shop with living quarters was recently constructed on 74.98 acres. The convenient access to a workshop can be utilized in numerous ways including professional services, hobbies, or storage for vehicles. Live in the space while constructing your dream home on the cleared out ideal space. Take out the commute to work with your workspace being only steps away. The advantages are aplenty all while residing in a beautiful, natural landscape. The 74.98 acres offer the perfect combination of trees and pasture and

boast views of the colossal Cabinet Mountains. It's a new build with a new well and septic. The property additionally borders Forest Service land with trail access. A new outside wood-burning stove is ready to produce warmth and that cozy aroma of searing timber. Trout Creek flows nearby and recreational opportunities are boundless.



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.



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

Trout Creek, Montana generally brings one thing to mind when mentioned to locals: huckleberries! Officially the Huckleberry Capital of Montana, Trout Creek hosts an annual festival to honor these tasty delights. This picturesque town has much to offer with friendly people ready to host people that travel from all over to take advantage of camping, hiking, fishing, hunting, horseback riding, or wildlife viewing in the Cabinet Mountains Wilderness. This protected area is untamed and wolverine, deer, elk, moose, grizzly and black bear, mountain goats, and big horn sheep can all be seen in their natural and stunning habitats. Anglers and fisherman travel here to fish the waters of the Cabinet Gorge and Noxon reservoirs that contain Northern Pike, Smallmouth and Largemouth Bass, and perch. Whatever you crave as an exciting outing, Trout Creek is sure to provide the very best!



Area Attractions

The Clark Fork River

The Clark Fork River is one of the longest rivers in Montana meandering more than 280 miles paralleling I-90. There are many access points, and its diverse terrain makes certain that no two trips down its waters are the same. It originates in the Silver Bow Mountains with many tributaries contributing to its reputation as one of the most popular destinations for fly fishing in the United States. The river offers recreation such as floating, rafting, kayaking, river surfing in addition to its epic fishing. The best fishing waters are found between the origin and the confluence with the Flathead River near the Paradise-Plains area. Fish caught in these waters range in size but some can be from 14-20 inches. Northern Pike can be 40 inches or more! Species thriving here include the Clark Fork native Westslope Cutthroat and world class brown and rainbow trout as well as small mouth bass.



Hunting

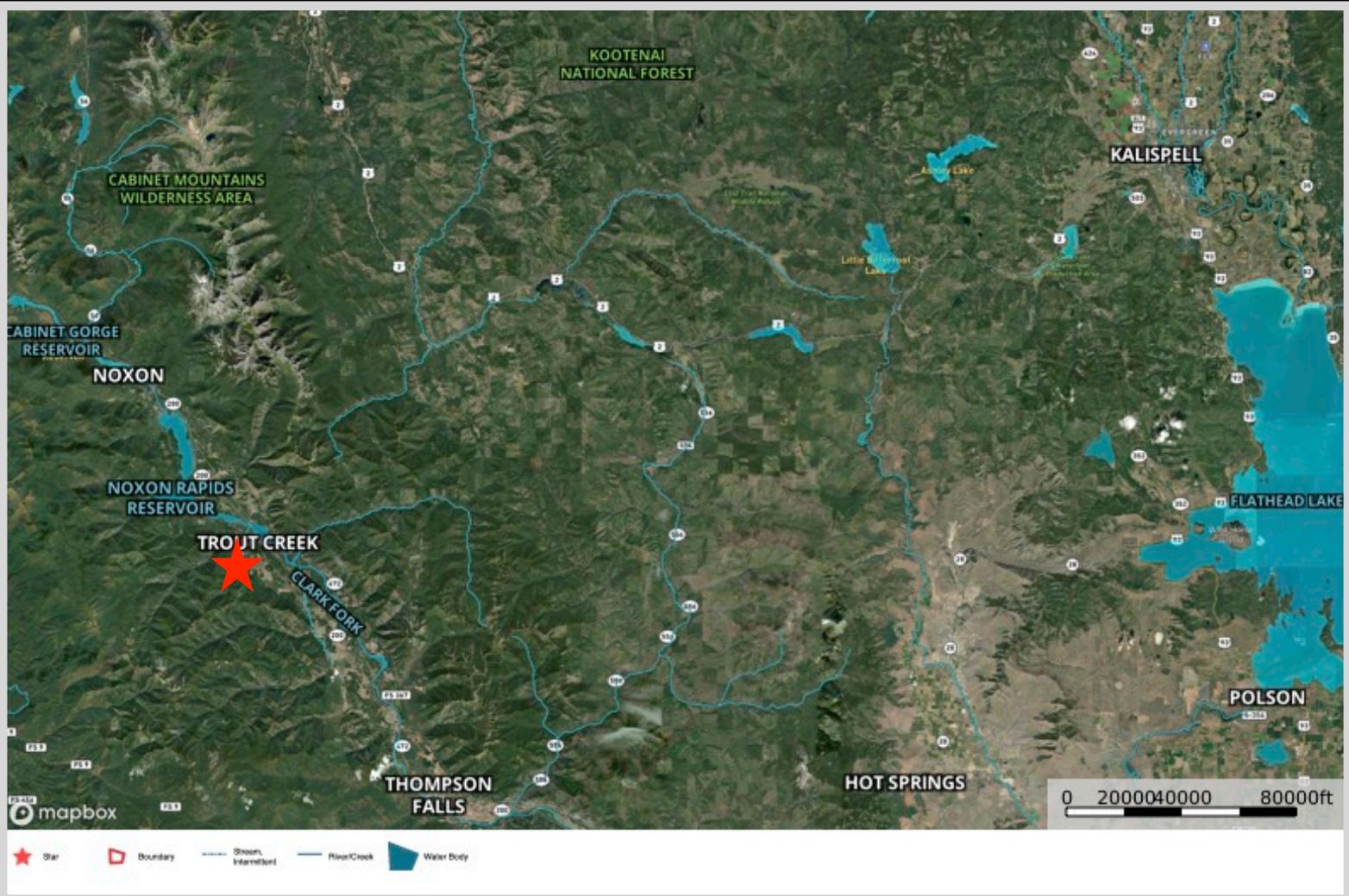
Where the game is as big as the sky, Montana offers hunting like no other state can. This area has a spectacular bighorn sheep population. Whether it is bow or rifle that you are aiming with, big game ranges from moose, mountain goats, and elk to white-tailed and mule deer. There are also wild turkeys, mountain lions, and bears.



Noxon Reservoir

This serene reservoir is 7848 acres in size and is formed from the Clark Fork River. Anglers most often fish this body of water for its high bass content, but you can also find Black Bullhead, Lake Trout, Largemouth Bass, Northern Pike, Rainbow Trout, Smallmouth Bass, Walleye, Yellow Bullhead, Yellow Perch, and Pumpkinseed. Several accesses are place around the reservoir and visitors can boat, swim, tube, or just enjoy the sunshine on the shore!

Property Maps



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.