



Cougar Run Lot 5, Missoula County, Montana, 48.61 Acres

\$789,000

Slow down and find a new pace on this exceptional 44+ acres nestled in the heart of Montana's scenic Swan Valley. Rich riparian areas and pockets of mature trees teem with a variety of wildlife, comfortable and at ease on this peaceful piece of land. Easily accessible year-round, yet far enough removed to enjoy the solitude. Power and phone lines have been installed, underground, along Cougar Run Drive and would just need to be brought in to a chosen build site. The impressive peaks of the Mission Mountain Range to the West and the Swan Range to the East create a visually spectacular panorama and a breathtaking backdrop to create not only a Montana dream property but a lasting legacy!

Main Info

- Postal / Zip Code : 59826
- Lot Size Acres : 48.61 Acres
- State / Province : Montana
- Dwelling : No
- County : Missoula
- Closest City : Condon

Home Info

- Elevation : 0

Taxes

Tax Year : 2015

Estimated Taxes per year are \$73.00

Broker Info



Lacey McNutt

Clearwater Montana Properties

(P:) 406-677-7040

(M:) 406-885-0660

Lacey@cmpmontana.com

cmpmontana.com

Member of the National Association of Realtors Member of the Montana Association of Realtors Member of the NW Association of Realtors Full-time resident and REALTOR in the Swan Valley 5th generation Montanan Attended Helena College Rocky Mountain Elk Foundation Member Member of the Swan Valley Emergency Services Member of the Swan Valley Community Council 2016-17 PTA President for Swan Valley School Resort & Recreation Specialist, RRS Enjoys hunting, fishing, riding horses, camping and packing into the Bob Marshall Wilderness Lives, works and plays year-round in the beautiful Swan Valley with her husband and son

© 1996 - 2018 Sports Afield Trophy Properties. All Rights Reserved Please read Sports Afield Trophy Properties Privacy Policy and Legal Notices.

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."