



Antler Ridge Homesite #3, Missoula County, Montana, 104.00 Acres

\$1,250,000

- Big Game, Lake/Pond

Antler Ridge Homesite # 3 located in the Swan Valley and backing to Bob Marshall Wilderness access! Perhaps the most unique and dramatic homesite available in western Montana. 104 acres with rolling terrain and a building site at one of the most easily accessible, ridge-top homesite with panoramic views of the valley floor of the entire Swan Valley along with the snow-capped rocky peaks of the Mission Mountain Wilderness, the 9,000 foot peaks of the Bob Marshall Wilderness out your door. The Forest Service boundary to the east presents horse or hike trail access to the Foothill Trail running to tremendous fishing on Rumble Lake or the Bob Marshall Wilderness trail-head just down the trail at Holland Lake, one of the most scenic lakes in the world. This site was the first site selected at Antler Ridge, a unique wilderness access community of 6 large parcel properties with privacy provided by an electronic coded entry. The property has been planted with an enhanced grass mix that is highly desired by big game, namely the Rumble Creek elk herd and world -class whitetail deer as well as your horses. For additional wildlife habitat, this property has 5 wetland ponds and a small spring-fed stream.

Main Info

- Postal / Zip Code : 59826
- Lot Size Acres : 104.00 Acres
- State / Province : Montana
- Dwelling : No
- County : Missoula
- Closest City : Condon

Home Info

- Elevation : 0

Taxes

Tax Year : 2018

Estimated Taxes per year are \$213.00

S05, T20 N, R16 W, C.O.S. 5320, PARCEL 3, IN NE4

Broker Info



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Kevin is the Broker/Owner of Clearwater Montana Properties, Inc. He believes that providing you with knowledge of the land and area is key to guiding you to make the right choices. Born a 5th generation Montanan, his extensive knowledge of Montana enables him to shoot straight with knowledge behind him and to not only present the positives of a property, but the negatives as well. He has extensive knowledge of all aspects of land use and development including hunting, fishing, pond development, water management, tax advantaged conservation easements, wildlife management, habitat development, roads, and ecological concerns as well as an understanding of local politics, all enabling you to realize your goals more quickly. He believes in advancing his real estate education and has obtained his CRB (The Council of Real Estate Brokerage Managers), GRI (Graduate of Realtors Institute), RRS (Resort and Recreational Specialist) designations, as well as extensive real estate brokerage management and supervision. Kevin enjoys elk hunting, fly fishing, downhill skiing, hiking, and basketball.

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