



**Avalanche Gulch Land with History, Broadwater County, Montana, 71.01 Acres      \$159,000**

Own historical mining claims on Avalanche Creek just minutes from the shore of Canyon Ferry Lake. This Big Belt Mountain property is a great destination for your recreational get away. Whether you like hiking, hunting, fishing, lake sports, or just peace and solitude, this property is for you! The history here is a true Montana gem and paints the picture of western history.

**Main Info**

- Street Address : Avalanche Gulch Road
- Lot Size Acres : 71.01 Acres
- Postal / Zip Code : 59644
- Dwelling : No
- State / Province : Montana
- County : Broadwater
- Closest City : Townsend

**Home Info**

- Elevation : 0

**Taxes**

Tax Year : 2017

Estimated Taxes per year are \$33.00

S01, T10 N, R01 E, JOHN FRITH & ELISHA POAD PLACER MS 422; S30, T11 N, R02 E, UND. 2/3  
INT. JOHNATHON GOON PLACER MC318 4644 & PLACER 422 MS 372

#### Broker Info



#### **Leanne Bodell**

**Clearwater Montana Properties**

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Full-Time Real Estate Broker licensed in both Montana and Wyoming; Knowledgeable and professional; Member, National Association of Realtors; Member, Montana Association of Realtors; Member, Wyoming Association of Realtors; Member, Lewistown Board of Realtors; Member, Great Falls Association of Realtors; Member, Gallatin Association of Realtors; Member, Montana Regional MLS; Member, Billings Association of Realtors; Member, Helena Association of Realtors; Member, Northwest Wyoming Association of Realtors; Member, Teton Board of Realtors; Member, Sheridan County Board of Realtors; Certified Residential Specialist (CRS); Graduate of Realtors Institute (GRI); Resort and Recreation Specialist (RRS); Born and raised in Meagher County, Montana. Specializing in residential, new construction, commercial, land, subdivisions, farm and ranch, horse properties and recreational properties. Enjoys spending time outdoors, working on the ranch, and spending time with her husband and three children.

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