



## Lakefront Investment Opportunity, Missoula County, Montana, 137.00 Acres \$1,970,000

- Fishing, Income producing, Snow sports, Stream/River, Timberland, Water Rights, Water Sports, Wildlife Viewing

Lake Inez, plus over 1000 feet frontage on both sides of Camp Creek which runs through the property. The lakefront ranges from beautiful sandy beaches to riparian habitat. The land is primarily flat with iconic views of the Swan Mountain Range from the waterfront, additionally there are a great mix of forest, grassy meadows, and riparian areas for the amazing wildlife common to the area. A historical log cabin on the lakefront is in a very private and secluded setting. Extensive senior water rights including domestic, stock water and irrigation out of Camp Creek and Lake Inez. There is electric service easily available to most of the property. This family held holding is perfect for investment, development for a single family legacy property, a few family homesites, or a tax advantaged conservation easement. This property is easily accessible from Highway 83 or Beargrass Lane.

### Main Info

- Street Address : 4137 Hwy 83 N
- Postal / Zip Code : 59868
- State / Province : Montana
- County : Missoula
- Closest City : Seeley Lake
- Lot Size Acres : 137.00 Acres
- Lot Size Square Feet : 5967720 square feet
- Dwelling : No
- (Assessor) Parcel Number : 0001160005

### Taxes

Tax Year : 2019

Estimated Taxes per year are \$3,840.00

### Broker Info



#### John Horton

Clearwater Montana Properties

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John has many years of extensive continuing education in real estate related fields. He worked his way through college and

graduate work as a professional guide in Montana and Alaska. After school John continued his guiding career in Montana, as well as guiding and managing a lodge in Alaska for 7 years. John's guiding career morphed into an international booking agency specializing in adventure travel and fly fishing around the world. John grew up in Winona, Minnesota, and moved to Missoula, Montana, in 1976 to attend the University of Montana. He facilitates wilderness wellness trips for conflict resolution, communication, self and business improvement. He is interested in fishing, skiing, bow hunting, hiking, rafting, mountain biking, scuba diving, and introducing kids and adults to the beauty and wonder of nature.

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