



## Yaak Get-A-Way, Lincoln County, Montana, 2.95 Acres

**\$325,000**

- Big Game, Wildlife Viewing

Yaak Get-A-Way. Almost 3 acre parcel with a 2 bedroom, 1 bath home. There is lots of room for year-round living or it is the perfect size for a weekend or hunting retreat. Main floor living plus a large, loft bedroom. There is a river rock fireplace & a river rock wall in the living room. Mud room entrance with a washer & dryer. Soak in the hot tub after a long day of hiking, swimming, snowmobiling or just enjoying the Yaak weather. Also included is a 2 car garage with a loft & carport which could be used to park a small motor home. Easy access off of Yaak River Rd, but set back in the trees for extra privacy. The southern border has a seasonal creek & the west side borders USFS land.

### Main Info

- Street Address : 29657 Yaak River Rd
- Lot Size Acres : 2.95 Acres
- Postal / Zip Code : 59935
- Lot Size Square Feet : 128502 square feet
- State / Province : Montana
- Dwelling : Yes
- County : Lincoln
- (Assessor) Parcel Number : 53601
- Closest City : Troy

### Taxes

Tax Year : 2019

Estimated Taxes per year are \$1,435.00

#### Broker Info



#### **Sharon Denton**

**Clearwater Properties**

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**Co-listing with: Clearwater Properties, MT, Josie Hermes**

Sharon has enjoyed working in real estate for the past seven years, working in Montana, Idaho and Missouri. Raised in Missouri, moved to Montana in 1976. Married with four children, nine grandchildren and three great-grandchildren. Served in numerous volunteer positions including Chief Dispatcher and Reserve Deputy with Lincoln County Sheriff's Office and David Thompson Search and Rescue including First Responders in the Yaak area. Held numerous positions in the local churches. Troy Museum and Visitors Center volunteer. President of the Troy Glass Art Guild. Stained glass teacher for the Troy Adult Education program.

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