



**Cramer Creek Land, Missoula County, Montana, 20.00 Acres**

**\$179,000**

- Big Game, Off-Road, Wildlife Viewing

Looking for the perfect land parcel to get a way from it all? This 20 acre parcel is ready for you to build your Montana dream home or weekend get-a-way cabin. Countless hours have been spent in leveling the home site, thus making this true usable ground. Having Montana state lands as a neighbor makes this an even better location for a lifetime of joy and recreation. Power to the property and a septic has been installed.

**Main Info**

- Street Address : 9870 Cramer Creek Road
- Lot Size Acres : 20.00 Acres
- Postal / Zip Code : 59825
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 4544140
- County : Missoula
- Closest City : Clinton

**Home Info**

Information is deemed to be reliable, but not guaranteed. Buyers and their agents are encouraged to conduct due diligence.

**Taxes**

Tax Year : 2020

Estimated Taxes per year are \$56.00

**Broker Info**



## **Patrick Pacheco**

**Clearwater Properties**

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**Co-listing with: Clearwater Properties, Nick Dodge**

Patrick's love and passion for his home state of Montana has provided him the ability to share his extensive knowledge and experience through the real estate industry. With his vast knowledge and experience in ranching, agriculture, back country hunting, horsemanship, outdoor survival, and habitat development, he has proven to be a perfect fit to represent the Trophy Properties integrity. With 20 years of professional sales management and consulting, Patrick believes in building a relationship with his clients in order to find their perfect trophy property. His unique sense of humor and dedicated attitude to "cater" to the client is a guaranteed life long memory. For the experience of a lifetime in searching for raw land to build your mountain home, a recreational property to absorb the outdoors, ranch land to spread out, an outdoorsman commercial property to invest, or a secluded vacation home to vanish, let Patrick guide you to accomplish your dream. A proud member of the Trophy Property Team.

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