



**Seeley Lake Mountain Ranch, Powell County, Montana, 163.00 Acres**

**\$1,700,000**

- Equestrian, Income producing, Snow sports, Stream/River, Timberland, Waterfowl, Wildlife Viewing

Seeley Lake Mountain Ranch – Have the absolute best of all the worlds! This property is very private, yet easily accessible. The 163 acres borders Forest Service land on 2 sides and has Swamp Creek flowing through the property. There are wetland ponds that are an attraction to whitetail deer, elk, geese and other wildlife. The mountain views are astounding and surround your view in every direction. There are dramatic hilltop building sites to construct your dream home or perhaps guest cabins. The recently constructed high quality 48 x 42 shop is heated and insulated. It has 14 ft and 10 ft doors, as well as exterior shed roofs for your toys and equipment. Off of the shop area is a new and separate hobby shop. The comfortable living quarters off the shop provides 2 BR and 2 BA with excellent crisp finishes, high quality pine finishes, laminate flooring, hickory cabinets and a covered deck and patio with a hot tub and fire pit. The back area is fenced for your pets. Near the shop are 2 full RV hook ups. This property is a great candidate for your 1031 exchange investment as well. In the NE corner of the property, there is a recently approved 26 acre gravel pit to provide what is a very limited resource in the Seeley- Swan Valley. There is huge income potential from gravel sales as there is an estimated 150,000 yards of gravel in phase 1. There are no covenants on the property and the most unique feature is that this property with a Seeley Lake address, is located in Powell County. Many residents desire Powell County as they feel there is less regulation and lower property taxes. Road maintenance fee of \$500 per year.

- Street Address : 1201 Evergreen Dr
- Lot Size Acres : 163.00 Acres
- Postal / Zip Code : 59868
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 0000303485
- County : Powell
- Closest City : Seeley Lake

### Taxes

Tax Year : 2020

Estimated Taxes per year are \$1,001.00

### Broker Info



#### Kevin Wetherell

Clearwater Properties

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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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