



## Flint Creek Homestead, Beaverhead County, Montana, 3.03 Acres

**\$500,000**

What an incredible opportunity in Philipsburg! Location, location, location! Check out this partially finished home that is being remodeled. The 3 bed, 2 bath home sits on 3 acres on the banks of Flint Creek! Finish this home out to be exactly what you can imagine. The owner has gone through this property inch by inch while in the process of remodeling. He has corrected and updated wiring, plumbing, heating, insulation, etc. A brand new septic system and drain field were installed in 2018. Also, the roof has been totally replaced. All the important and most difficult things are done! There is also an old home that is being restored with beautiful dormer windows. It is attached to the smaller shop/garage. Also, a huge shop has all the room needed to work, play, and store toys! The potential for this property is endless. The property is just minutes to Philipsburg, Georgetown Lake, Discovery Ski Hill, Rock Creek, Moose Lake, East Fork Reservoir, Skalkaho Pass, and more.

### Main Info

- Street Address : 12 Porters Corner Lane
- Lot Size Acres : 3.03 Acres
- Postal / Zip Code : 59858
- Dwelling : Yes
- State / Province : Montana
- County : Beaverhead
- Closest City : Butte

### Home Info

- Year Built : 1972
- Baths : 2
- Square Feet Main House : 2880 square feet
- Bedrooms : 3

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#### Taxes

Tax Year : 2020

Estimated Taxes per year are \$1,500.00

#### Broker Info



#### Nick Dodge

**Clearwater Properties**

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Nick is a native Montanan born and raised in Southwest Montana. He is a proud graduate of the University of Montana where he studied Human Biology. His love of being in the outdoors and sharing this passion with others influenced him to begin a full-time career in real estate. Nick grew up hunting and fishing Montana's mountains and streams, and he aims to use his honesty and knowledge of Montana's recreational opportunities while assisting clients in finding their dream Montana property. He specializes in farm, ranch, and recreational properties. Nick is a former youth sports coach at the Missoula YMCA. Nick an avid baseball fan. He volunteers as a part time American Legion baseball coach and Little League umpire. He also loves country music and shed antler hunting with his yellow lab, Duke.

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