



**Perro Ranch, Missoula County, Montana, 38.78 Acres**

**\$1,000,000**

- Agriculture, Big Game, Equestrian, Fishing, House, Snow sports, Stream/River, Wildlife Viewing

Once-in-a-lifetime opportunity to own a true piece of Seeley Lake history! This nearly 40-acre ranch has been owned by the same family since it was homesteaded in the 1920's. According to the family, it was at one time part of one of the largest private land holdings in Montana. The family matriarch, Jessie Perro Dombay, created & published the Montana Poetry Quarterly & Seeley Lake's first newspaper, The Seeley Lake Times, from this property. She was instrumental in the creation of Montana Poetry Day. Her work was no doubt inspired by the spectacular setting this property offers. The possibilities are endless for your unique vision. Build a new home on the upper bench for breathtaking views or update the existing home. Originally begun as a horse ranch, the patriarch raised horses, some of which he sold to the U.S. Cavalry. In keeping with his entrepreneurial spirit, he would go to Seeley Lake in the wintertime to cut ice. His horses would then haul the ice back to the ranch, where he stored it in sawdust in the icehouse. The ice would then be sold to campers traveling into the Swan Valley during the summer. The icehouse later became the pump house. This property at one time was home to a blacksmith shop, sawmill, barn, and other unique buildings. The original homestead cabin on the bench burned down many years ago, as did the barn in the lower meadow, but the footings remain should someone choose to build a new barn. Both the west & north boundaries of this property abut the Lolo National Forest, giving you personal access to over 67 thousand acres of public land. You can literally walk out your door to hike and hunt, or snowmobile directly out to the hundreds of miles of groomed trails. There are extensive water rights from Deer Creek that belong to this property to include stock, irrigation, and domestic use. There is a flood irrigation canal that runs around the pasture area. The home has two bedrooms and two bathrooms, both on the first floor, as well as the kitchen and dining rooms. The loft area overlooks the dining room & entryway and has ample storage. The home has not been lived in for many years and is in need of some repair and updates. The wood stove for heating was removed and no longer available with the property. Many of the log outbuildings, including the pump house also need some repair. It is being sold in an "As-Is" condition. There are no covenants, so the possibilities are endless!

#### Main Info

- Street Address : 7134 Boy Scout Rd
- Lot Size Acres : 38.78 Acres
- Postal / Zip Code : 59868
- Dwelling : No
- State / Province : Montana
- County : Missoula
- Closest City : Seeley Lake

#### 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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