



Rochester Creek Recreation, Madison County, Montana, 19.11 Acres

\$67,500

- Big Game, Upland Bird, Wildlife Viewing

The “Carrie B” is a remote 20 acre mining claim located in the heart of Rochester Basin. Rochester is located at the southern edge of the Highland Mountains and about 20 minutes from Twin Bridges. The property is surrounded by thousands of acres of BLM land so the potential for outdoor recreation is very appealing. There is exceptional big game hunting in the area – namely antelope, mule deer, elk, and bear. There is also upland bird hunting for Hungarian partridge and grouse species. Rochester Creek skirts the western boundary of the property and, although not actually within the property boundaries, adds a nice water feature. There is also potential for the hobby gold miner to set up a sluice box and find some color! Rochester was formerly a well-established gold mining area, and the current owner believes there is still good opportunity in the dirt.

Main Info

- Street Address : NHN Rochester Road - Carrie B. Lode
- Lot Size Acres : 19.11 Acres
- Postal / Zip Code : 59754
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 0012329600
- County : Madison
- Closest City : Twin Bridges

Taxes

Tax Year : 2022

Estimated Taxes per year are \$11.00

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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