



**Honolulu Lode Build Site, Silver Bow County, Montana, 13.58 Acres**

**\$165,000**

- Mineral Rights, Wildlife Viewing

Welcome to the Ridge View at Horse Canyon! This is Southwest Montana's newest year round premier mountain living opportunity. Ridge View is a rural living setting where the neighbors will be the local wildlife, yet the conveniences of the town of Butte are only a ten minute drive away. The "Honolulu" property is about 13 ½ acres of terrain that varies from the creek drainage with aspen trees to the ridge top. The ridge offers a beautiful building site on the southwest portion of the property which is accessed off of Horse Canyon Road, behind a private entrance. There is an abundance of pine trees, and the ridge top also has vast views of the valley and mountains beyond. Here, you can build facing southwest to capture the Highland mountain views, or turn to the north to face the Boulder Mountains. XL Heights road also crosses the eastern portion where more ideal build sites await your mountain home! Seller financing offered with a minimum 10% down payment at 4% interest rate. Contact Nick Dodge; 406-593-2666, or your real estate professional.

**Main Info**

- Street Address : LOT 32 X-L Heights Road
- Lot Size Acres : 13.58 Acres
- Postal / Zip Code : 59701
- Dwelling : No
- State / Province : Montana
- County : Silver Bow
- Closest City : Butte

## Broker Info



### Nick Dodge

**Clearwater Properties**

**(P:) 406-859-5263**

**(M:) 406-593-2666**

**[nick@cmpmontana.com](mailto:nick@cmpmontana.com)**

**[cmpmontana.com](http://cmpmontana.com)**

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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