



### **Cleveland Build Site, Silver Bow County, Montana, 9.96 Acres**

**\$175,000**

- 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 "Cleveland" property is a 10 acre parcel with power going through, accessed off of Horse Canyon Road through a private, gated entrance. This property is DEQ septic approved! Horse Canyon Creek passes through the full length of this property. Build in the aspen trees next to the creek and listen to the sound of the water passing through your own private 10 acres. The pine trees are also scattered among the aspens, and the treed hillside above the creek makes this setting unique. Mountain views are also prevalent. Come pick the spot for your dream home! Seller financing offered with a minimum 10% down payment at 4% interest rate. Contact Nick Dodge at 405-593-2666 or your real estate professional for more information.

#### **Main Info**

- Street Address : LOT 11 Horse Canyon Road
- Lot Size Acres : 9.96 Acres
- Postal / Zip Code : 59701
- Dwelling : No
- State / Province : Montana
- County : Silver Bow
- Closest City : Butte

#### **Broker Info**



## **Nick Dodge**

**Clearwater Properties**

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**[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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