



John Anna 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 "John Anna" property is 10 acres with Horse Canyon Creek. This is one of few parcels in the area that offers the potential the build next to the creek. Power also goes through the property, as well as two main roads which are accessed through a private entrance. This property is DEQ septic approved! Two roads make accessibility a breeze and gives the new owner the capability and affordability to choose from several building sites. Build your dream home next to the creek, or move up the hill to capture big mountain views. It's your choice! Seller financing offered with minimum with 10% down payment at 4% interest rate. Contact Nick Dodge; 406-593-2666, or your real estate professional.

Main Info

- Street Address : Lot 16 Woodland Lane
- 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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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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