



### **Birdie Build Site, Silver Bow County, Montana, 15.68 Acres**

**\$135,000**

Welcome to 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 Birdie is 15.6 acres, borders Deer Lodge National Forest to the north and is the highest offering in terms of elevation. This property offers an incredibly unique opportunity to build at a high elevation (from about 7000 ft to 7400 ft) where power is available. Yes, power crosses this parcel at the northeast corner, along with the creek, just below the ridge top. Imagine the views your dream home could capture! You don't have to imagine, you can come see them for yourself. This property is accessed off Woodland Road, also behind a private entry gate. Seller financing is offered on this parcel with 10% down payment at 4% interest rate. Contact Nick Dodge; 406-593-2666, or your real estate professional.

#### **Main Info**

- Street Address : Lot 8 Woodland Lane
- Lot Size Acres : 15.68 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**

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**[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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