



**Exquisite Home with Commercial Shops, Missoula County, Montana, 8.00 Acres \$2,250,000**

- Fishing, House, Income producing, Snow sports, Stream/River, Water Rights, Wildlife Viewing

Custom 4126-square-foot, 3-bedroom, 3-bath home situated on 8.16 acres in the heart of the Potomac Valley. This residence, built in 2006, offers an accessible layout with custom Black Walnut cabinetry and built-ins. The chef's kitchen includes a copper sink, pot filling faucet, wall oven, side-by-side refrigerator, and an oversized breakfast island. Perfect for hosting, the open living area features a spacious wet bar with seating for seven, a wine cooler, dimmable lighting, TV, and an additional full-sized refrigerator. An extra room off the kitchen, currently holding a pool table, could serve as a living room, theater, or den. The Master Suite boasts elegant wood closets, access to the back patio with a hot tub, a full bathroom, and an attached laundry room. The property also offers two commercial shops with insulation, heating, and three-phase power, along with Union Creek running at the southern end for trout fishing.

With this property's proximity to Hwy 200, Commercial Opportunities abound. Great access off of the highway, loop drive way and loading dock. The 50X70 finished shop with office space and bathroom is also set up interior with water lines throughout. Second 6600 sq ft shop is soon to be sided and also has a bathroom. "Lush lands, framed by the mountains, and famous for their beef." Opportunities don't stop at Commercial, bring your vision to transform this property into your ideal Equestrian Estate! Nearby Attractions: The Blackfoot-Clearwater Wildlife Management Area encompasses 43,761 acres and is a short 19 miles away where outdoor enthusiasts can enjoy the beauty of Montana's landscape and wildlife. This is winter range land for elk, white-tail, and mule deer. Wildlife viewing opportunities include Elk viewing from Clearwater Junction at dawn or dusk (with luck) during winter months. Bird watching from May 15 to mid-November includes the opportunity to see waterfowl, osprey, eagles, shorebirds, owls, cranes, curlews, and woodpeckers. Also, deer, badgers, coyotes, beavers and occasional black bears. Johnsrud Park is just 10 minutes away and is along the Blackfoot River. The day-use camp area provides a shelter, horseshoe pits, volleyball court, and baseball diamond. Gold Creek Campground, just 10 minutes away, offers 4 campsites with extensive hiking, biking, motorcycle and horseback riding opportunities. Trails from the campground and from near the campground access the Skalkaho Wildlife Preserve, Gold Creek, and the Easthouse National

Recreation Trail. Fishing in area creeks or the North Fork Bitterroot; hunting for deer and elk in season.

### Main Info

- Street Address : 124 Morrison Lane
- Lot Size Acres : 8.00 Acres
- Postal / Zip Code : 59823
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 3948401
- County : Missoula
- Closest City : Bonner

### Home Info

- Year Built : 2006
- Building Features : Shop, Outbuildings, Other Storage, Garage
- Square Feet Main House : 4126 square feet
- Baths : 3
- Bedrooms : 3
- Half Baths : 1

### Taxes

Tax Year : 2023

Estimated Taxes per year are \$13,948.00

Per county records

### Broker Info



#### Mark and Jeannette Smith

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Mark and Jeannette – The Montana Dream Team bring a powerful combination of expertise, passion, and local knowledge to help clients find their perfect Montana property. Mark is a seasoned hunting guide in Northwest Montana with extensive experience in hunting, fishing, trapping, home construction, and extreme backcountry recreation. He specializes in bare land as well as hunting and fishing properties, leveraging his firsthand knowledge of Montana's rugged landscapes and recreational opportunities to help clients make informed decisions. Jeannette was born and raised on a cattle ranch in western Montana and holds a Master's degree from the University of Montana. With over 21 years in real estate and her broker's license, she currently serves as the Montana Regional Manager for Clearwater Montana Properties. Her diverse background spans education, ranching, healthcare administration, and life coaching, giving her a well-rounded perspective on client needs. Jeannette is also a member of the Sanders County Community Development Board of Directors, demonstrating her commitment to helping local communities grow while preserving Montana's unique recreational and cultural heritage. Holding designations including Broker, RRS, ABR, C2EX, and GRI, Jeannette specializes in recreation homes and cabins, water frontage, retirement homes, and ranches. Together, Mark and Jeannette focus on top-notch customer service, truly listening to their clients to guide them toward the right property. Whether you're seeking a dream home, cabin, retreat, or hunting/fishing property, the Montana Dream Team is ready to make your Montana real estate dreams a reality. Call, text, message, or email them today at (406) 270-3921 to begin your journey.

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