



**Wheat Basin Road, Stillwater County, Montana, 9.00 Acres**

**\$225,000**

Imagine waking up where the prairie runs forever and the only noise is wind in the grass. Nora Original Townsite offers 128 lots with no covenants for only \$225,000. OR seller will sell in four lot increments at \$15000 for 4 lots. Lots are already subdivided and will be sold according to legal descriptions. Borders Big Lake Wildlife Management Area, with thousands of acres of habitat known for waterfowl, upland bird & big game hunting, Outdoor activities include hiking, wildlife viewing, horseback riding and photography. Wide open Montana landscapes with views of mountain ranges on a clear day. Ideal Uses include RV Park or Campground, Tiny Home Community, Residential Development. Prime Location: less than 30 miles to amenities in Billings and Columbus, the county seat.

**Main Info**

- Street Address : TBD Wheat Basin Rd
- Lot Size Acres : 9.00 Acres
- Postal / Zip Code : 59057
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 0000050030
- County : Stillwater
- Closest City : Molt

## Taxes

Tax Year : 2023

Estimated Taxes per year are \$243.00

## Broker Info



### **Mark and Jeannette Smith**

**Clearwater Montana Properties**

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

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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