



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

**\$225,000**

Very rare find. Mobiles, Tiny homes, Campers and RVs Allowed. Selling all lots as one unit; however, 2 lots, 6 and 7 block 3 are available separately for \$10,000 for both. This would be a great opportunity to lease out camping and RV spaces for all the recreational, hunting, fishing, birdwatching enthusiasts who come to the area. Bordered by two county roads with power along the North County Road. Sweeping mountain views. Less than 30 miles to Billings International Airport and 28 miles to Columbus, MT, the county seat. The property Type is Vacant Land -Urban /Residential Property No covenants or restrictions.

**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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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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