

CORDER

AND ASSOCIATES, LLC



Western Montana Meadow

169 South Hill Rd, Trout Creek, MT 59874

Offered at \$468,000

*Presented
Exclusively by*
**Lisa Hampton,
REALTOR®**



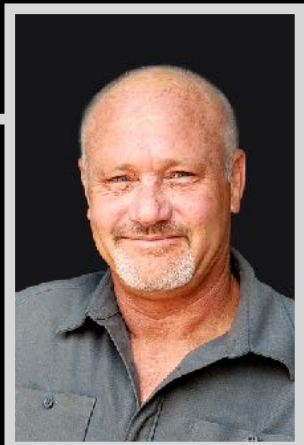
*Presented
Exclusively by*
**Ben Castle,
REALTOR®**



EXCLUSIVE PARTNER OF



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Property Information

Lot Size: 49.91 Deeded

Crop History: Grass hay

Taxes: \$113.26 (2021)

Legal: S28, T24, R31, C.O.S. 3600RB, ACRES 49.91, Lot 2-A

Utilities: None

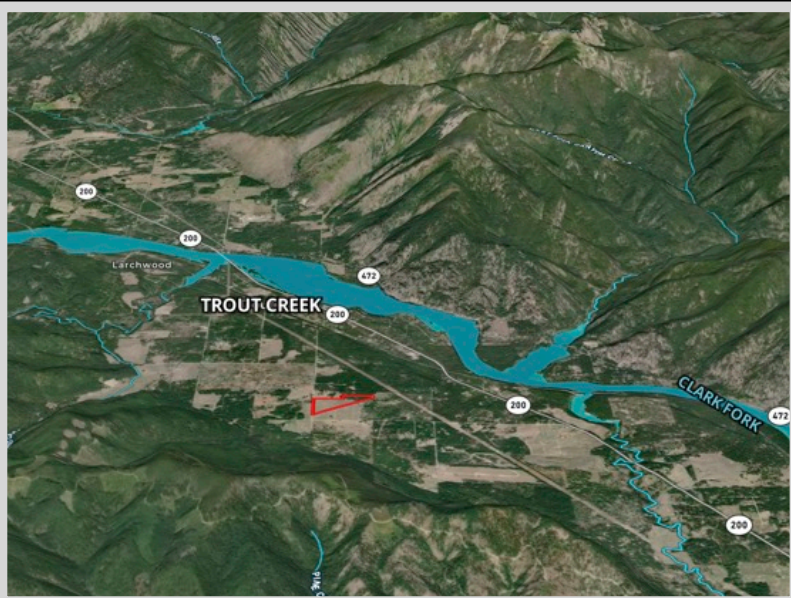
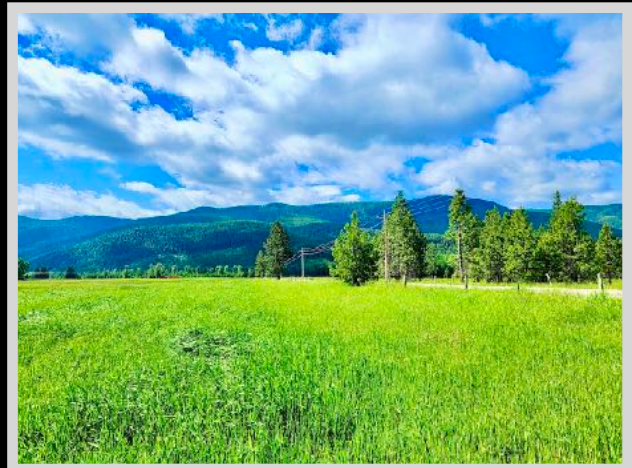
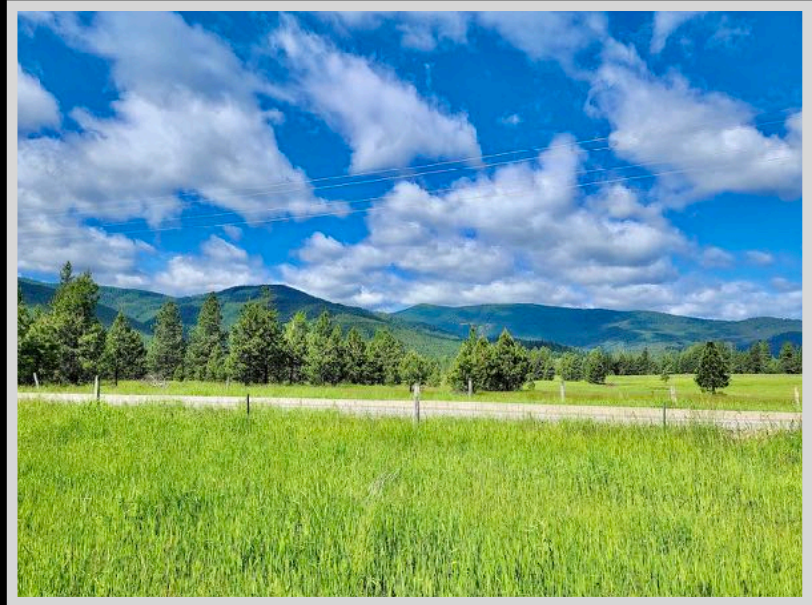
Covenants/HOAs: None

Elevation: 2,500 ft.

Hunting District: 121

Executive Summary

Saddle up and ride into the peaceful sunset on these 49.91 acres near Trout Creek, Montana. Like an expansive lush meadow, the property produces grass hay and can be utilized for horses, sheep, goats, or whatever animals you'd like to bring along. The level property offers a wide array of uses including hiking, horseback riding, hunting, atving, or snowmobiling. Fishing is nearby on the Clark Fork River or Trout Creek. Elk, deer, antelope, and other wildlife wander through for a bite to eat. Forest Service access is right down the road providing additional acreage to escape to. The scenery is enchanting with memorable mountainscapes around every turn. Own a piece of western Montana and create the life you want to live!



The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.

Local Area

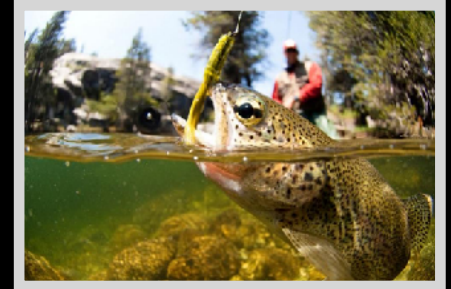
Trout Creek, Montana generally brings one thing to mind when mentioned to locals: huckleberries! Officially the Huckleberry Capital of Montana, Trout Creek hosts an annual festival to honor these tasty delights. This picturesque town has much to offer with friendly people ready to host people that travel from all over to take advantage of camping, hiking, fishing, hunting, horseback riding, or wildlife viewing in the Cabinet Mountains Wilderness. This protected area is untamed and wolverine, deer, elk, moose, grizzly and black bear, mountain goats, and big horn sheep can all be seen in their natural and stunning habitats. Anglers and fisherman travel here to fish the waters of the Cabinet Gorge and Noxon reservoirs that contain Northern Pike, Smallmouth and Largemouth Bass, and perch. Whatever you crave as an exciting outing, Trout Creek is sure to provide the very best!



Area Attractions

The Clark Fork River

The Clark Fork River is one of the longest rivers in Montana meandering more than 280 miles paralleling I-90. There are many access points, and its diverse terrain makes certain that no two trips down its waters are the same. It originates in the Silver Bow Mountains with many tributaries contributing to its reputation as one of the most popular destinations for fly fishing in the United States. The river offers recreation such as floating, rafting, kayaking, river surfing in addition to its epic fishing. The best fishing waters are found between the origin and the confluence with the Flathead River near the Paradise-Plains area. Fish caught in these waters range in size but some can be from 14-20 inches. Northern Pike can be 40 inches or more! Species thriving here include the Clark Fork native Westslope Cutthroat and world class brown and rainbow trout as well as small mouth bass.



Hunting

Where the game is as big as the sky, Montana offers hunting like no other state can. This area has a spectacular bighorn sheep population. Whether it is bow or rifle that you are aiming with, big game ranges from moose, mountain goats, and elk to white-tailed and mule deer. There are also wild turkeys, mountain lions, and bears.

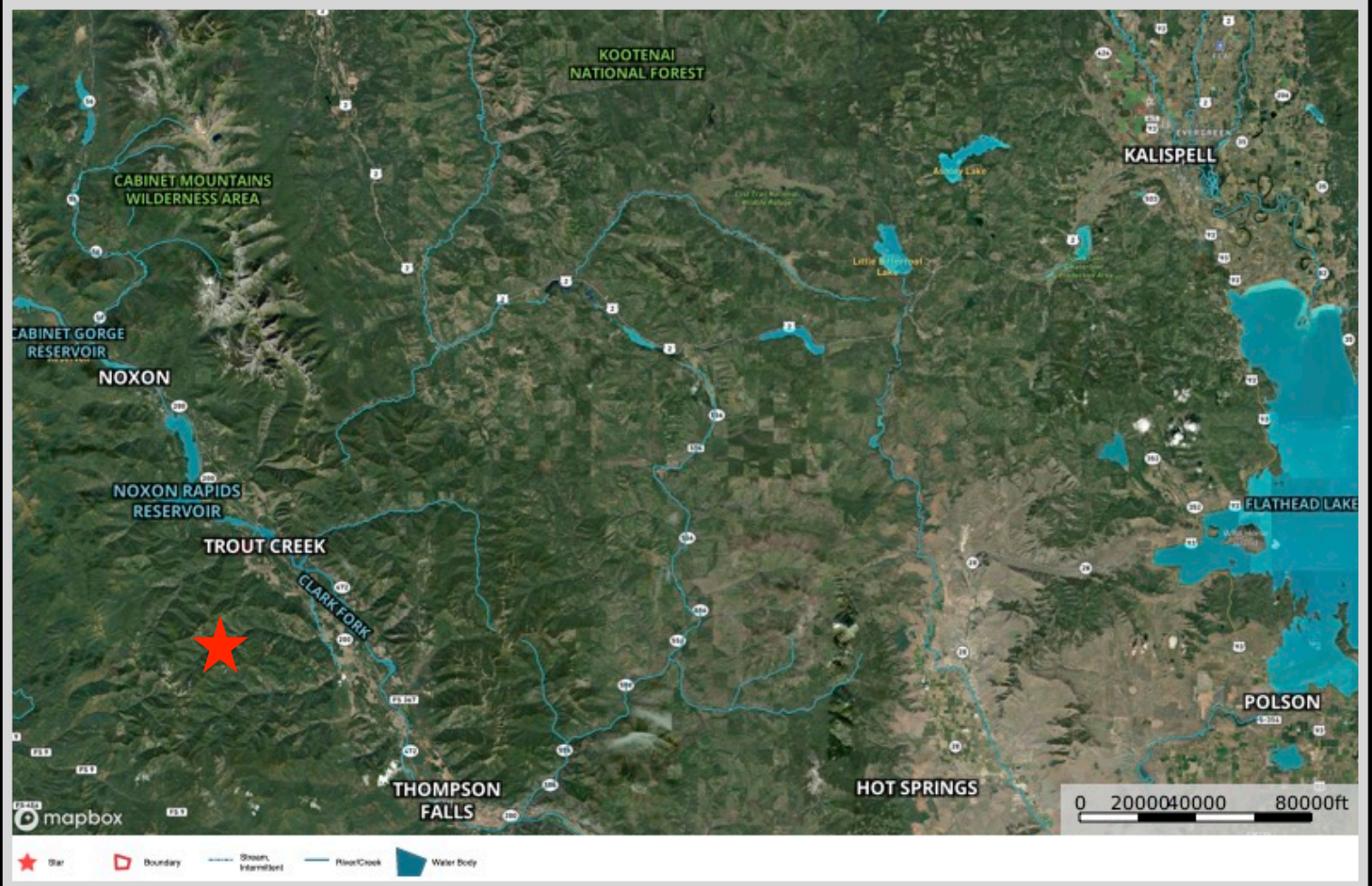
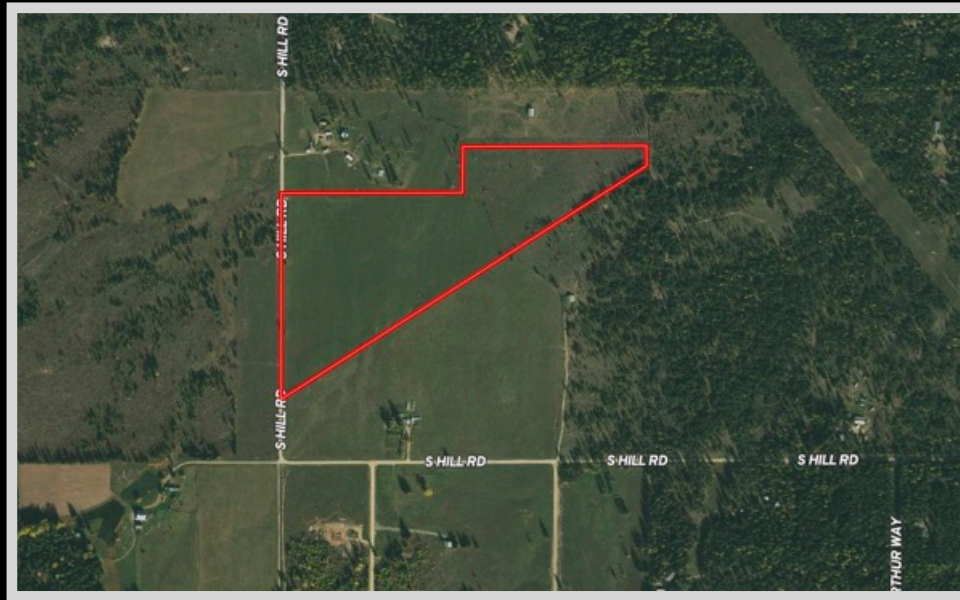


Noxon Reservoir

This serene reservoir is 7848 acres in size and is formed from the Clark Fork River. Anglers most often fish this body of water for its high bass content, but you can also find Black Bullhead, Lake Trout, Largemouth Bass, Northern Pike, Rainbow Trout, Smallmouth Bass, Walleye, Yellow Bullhead, Yellow Perch, and Pumpkinseed. Several accesses are place around the reservoir and visitors can boat, swim, tube, or just enjoy the sunshine on the shore!

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Property Maps



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