



# Deemer Ridge Lot 3

## \$120,000



### Lot 3 Deemer Ridge Road | Plains, MT

- 11.79 +/- Acres

Owner financing available! Enjoy stunning views from this 11.79-acre Clark Fork Vista property. Great build site with new access road off Deemer Ridge Rd. This lot borders USFS land and has a mix of trees and open meadows. Enjoy abundant wildlife wandering through and there are no covenants or restrictions, so bring the animals. Great spot for horses, cattle, and/or chickens. If you are ready for quiet country living, this is the place for you! Great well area & DEQ approval in place. Adjacent home & acreage available. Just minutes to Plains MT and the Clark Fork River. This area is known for its mild winters and long growing season. The town has a small hospital and everything you need.

**PRESENTED EXCLUSIVELY BY: Clearwater Montana Properties**



**Jeannette Carr-Smith**

For more information  
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#### PROPERTY INFORMATION:

Acres: 11.79 +/-

Taxes: \$200/2021

Legal: Final plat complete, Clark Fork Vista, a minor subdivision, S30, T20 N, R25 W, PLAT S9 S2SE. Lot 3, 11.79 acres

Geocode: 35298030401400000

Road/Access: Gravel, private

CCR'S: None

HOA Dues: None

Septic: To be installed by owner

Water: Well to be drilled by owner

Utilities: None

Terms: Cash, conventional, owner financing

Information is deemed to be reliable, but is not guaranteed. Buyers and their agents are encouraged to conduct due diligence and to verify to their satisfaction all information contained herein regarding the property. This information is provided by outside sources and is deemed reliable but not guaranteed by the Brokerage Firm, its agents nor representatives.



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