

# Beautiful 918.64 AC - Montana

## South of Missoula, Ravalli County



*Approximately 30 minutes south of Missoula on all weather county road*



*Beautiful sloping to rolling mountainous big sky country with many pines, views, and game*



*Scenic Eight Mile Creek runs parallel to Eight Mile Creek Road on the south side*  
**Reasonably priced at \$7,500 per acre for the entirety or will divide**

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## Beautiful 918.64 Acres in Montana South of Missoula, Ravalli County

**LOCATION:** From Missoula go south on Interstate 93 South approximately 17 miles to Florence, then east 7 miles starting on hwy 203, then North / left onto Eight Mile Creek Road and the property is on the North & South sides.

**TERRAIN:** Mountainous rolling big sky native country with many beautiful scattered pine & fir trees and pristine meadows where elk, white tail and mule deer reside. Outstanding scenery and beautiful building sites with snow cap Bitterroot mountains to the west. BLM land to the south and north. An approximately 70,000 acre Plum Creek timbered tract adjoining to the east, northeast and southeast.

**WATER:** Eight Mile Creek runs parallel to Eight Mile Creek Road on the south side and three small streams flow out of the north side of the property down into the creek. The south side middle tract of 63.62 acres has a water well and bridge over Eight Mile Creek. Also the 48.78 acres will have a bridge.

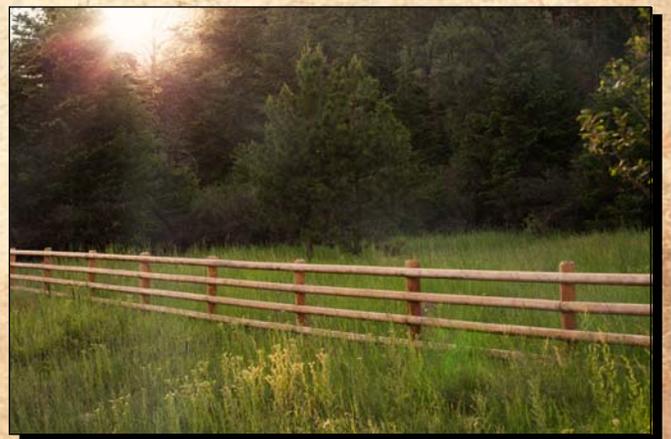
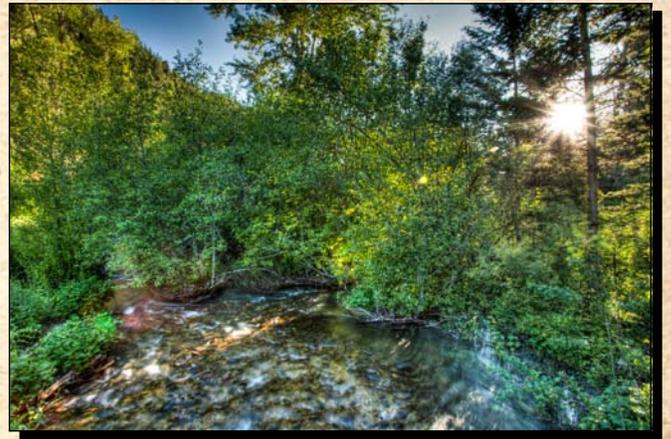
**WATER RIGHTS & MINERALS:** All water rights and subsurface oil & gas minerals owned by Seller will be conveyed at closing & funding.

**TAXES:** Less than \$ 1,000.00 per year.

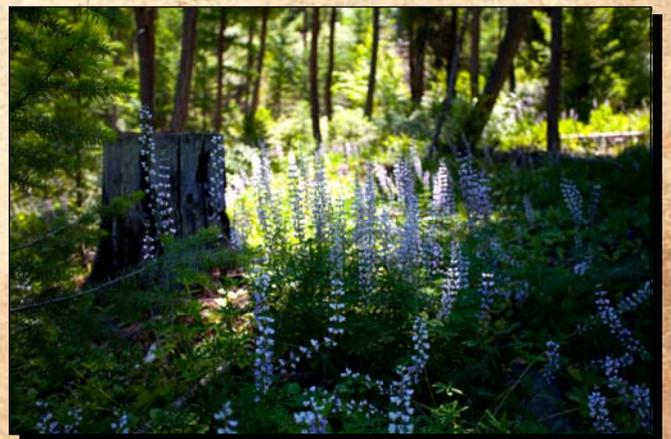
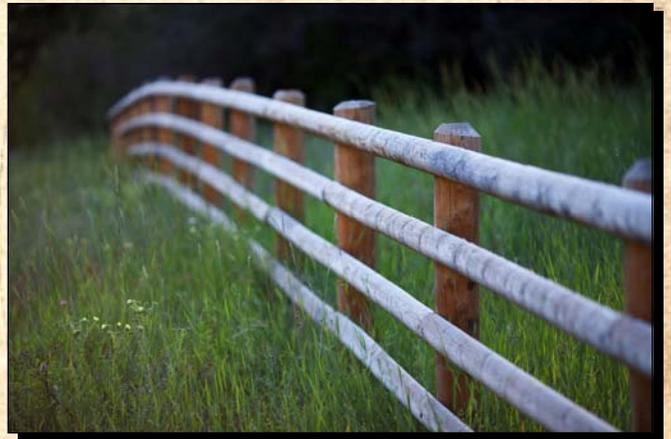
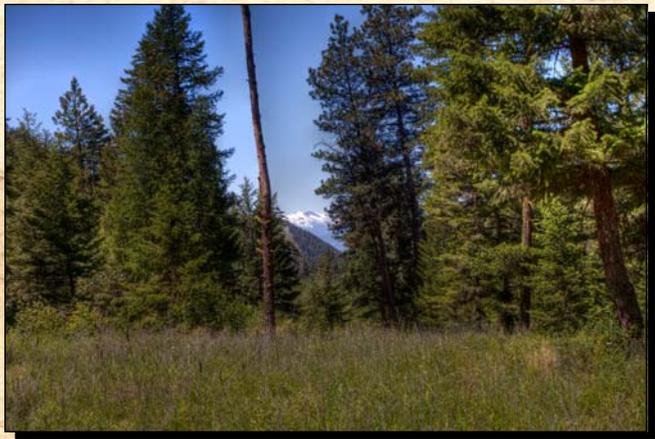
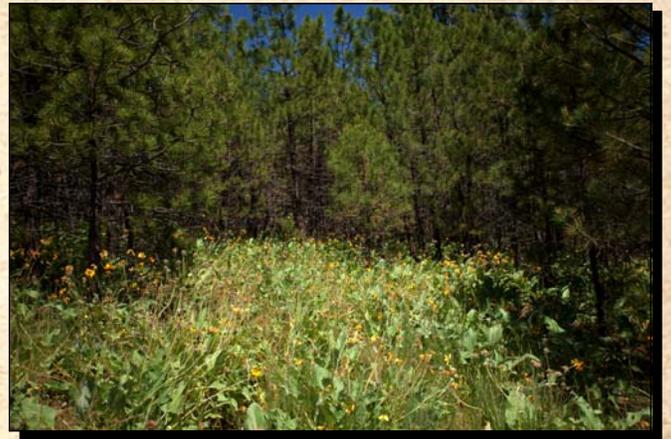
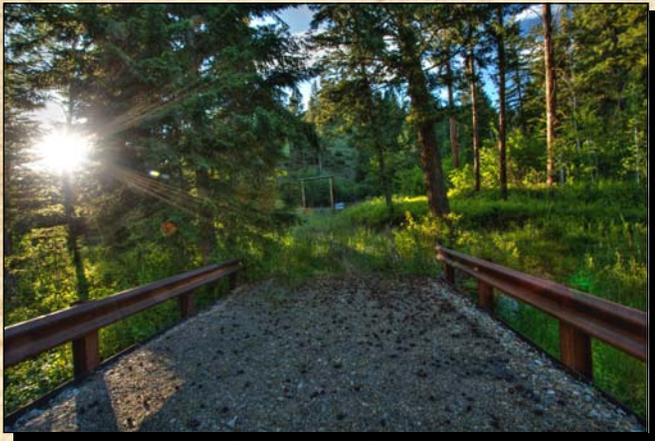
**COMMENTS:** Beautiful property conveniently located to Missoula.

**PRICING:** Parcel 1 & 2 are 320.3 acres to the north of Eight Mile Creek Road, it is the west tract and has been reduced to \$8,500 per acre or \$2,722, 550.  
Parcel A & B is the 352.77 acres to the north of Eight Mile Creek Road, it is the east tract and has been reduced to \$7,500 per acre or \$2,645,775.  
Tract 4 A & B is 48.78 acres to the south of Eight Mile Creek Road,. It is the most westerly tracts and have been reduced to \$12,000 per acre or \$585,360.  
Tract 1 is 69.55 acres to the south of Eight Mile Creek Road, it is the most westerly larger tract and has been reduced to \$11,000 per acre or \$765,050.  
Tract 3 is the 63.62 acres to the south of Eight Mile Creek Road, it is the middle tract has been reduced to \$10,500 per acre or \$668,010.  
Tract 2 is 63.62 acres to the south of Eight Mile Creek Road, it is the most easterly tract has been reduced to \$10,000 per acre or \$636,200.  
**The entire 918.64 acres can be purchased @ \$7,500 per acre or \$6,889,800.**

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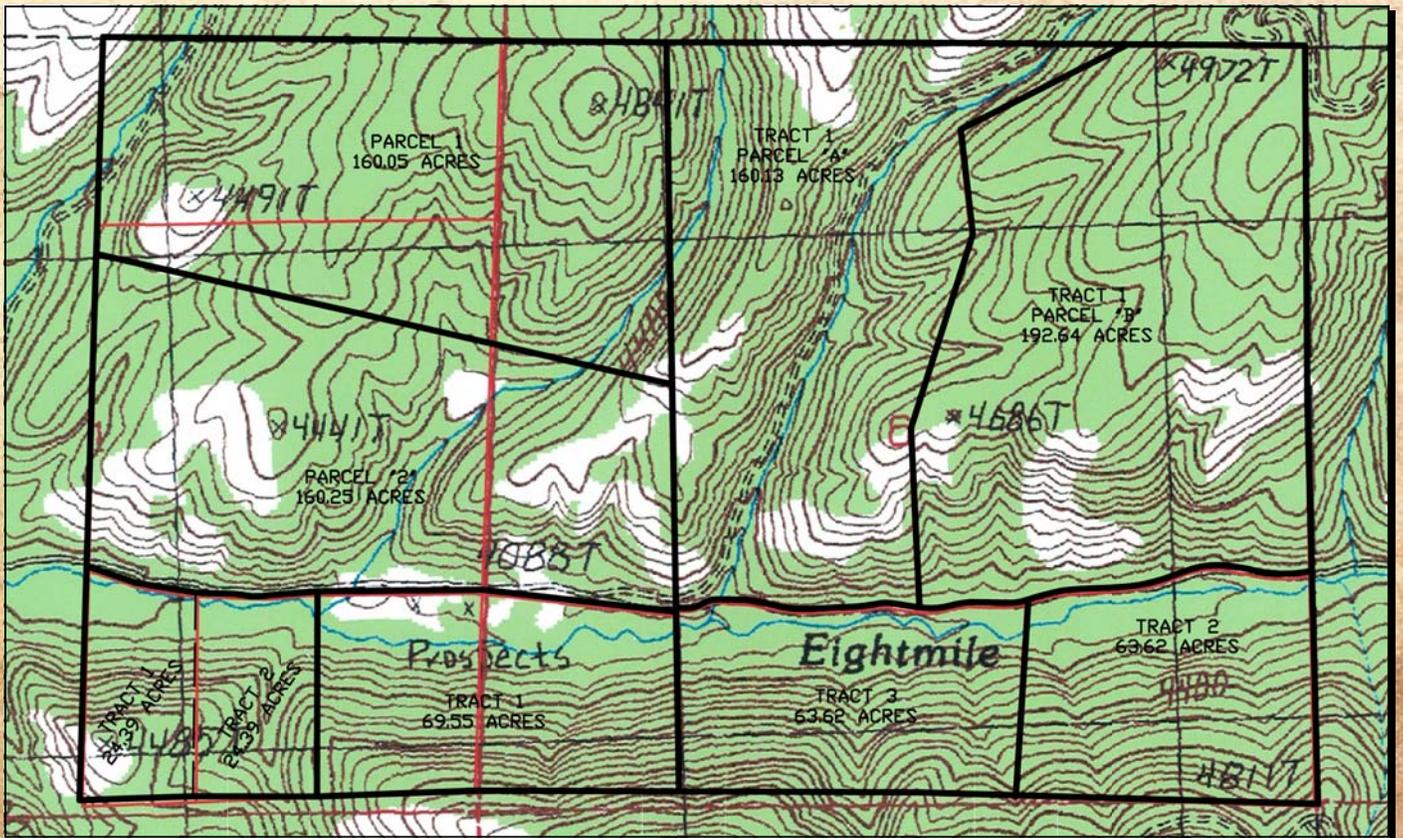
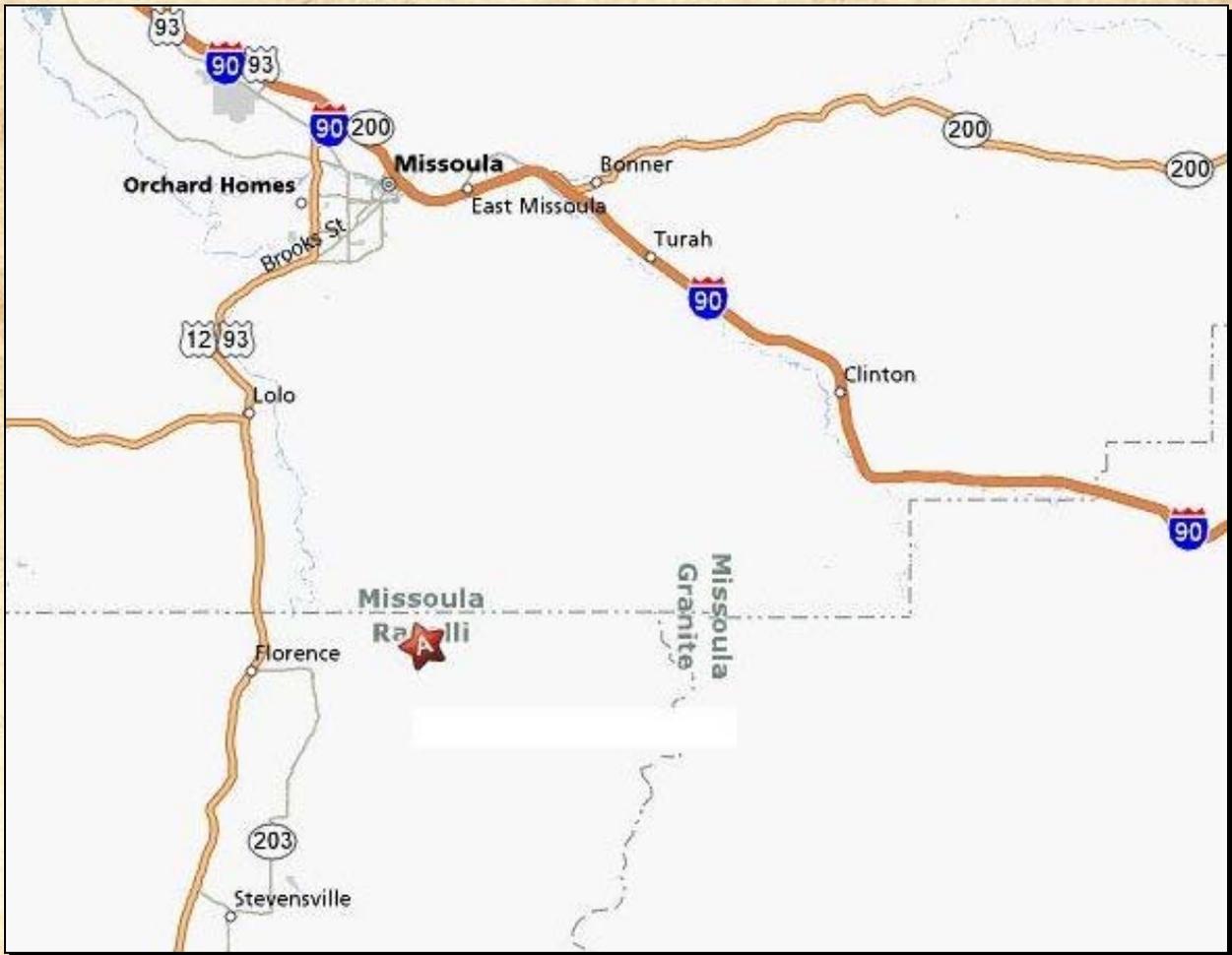


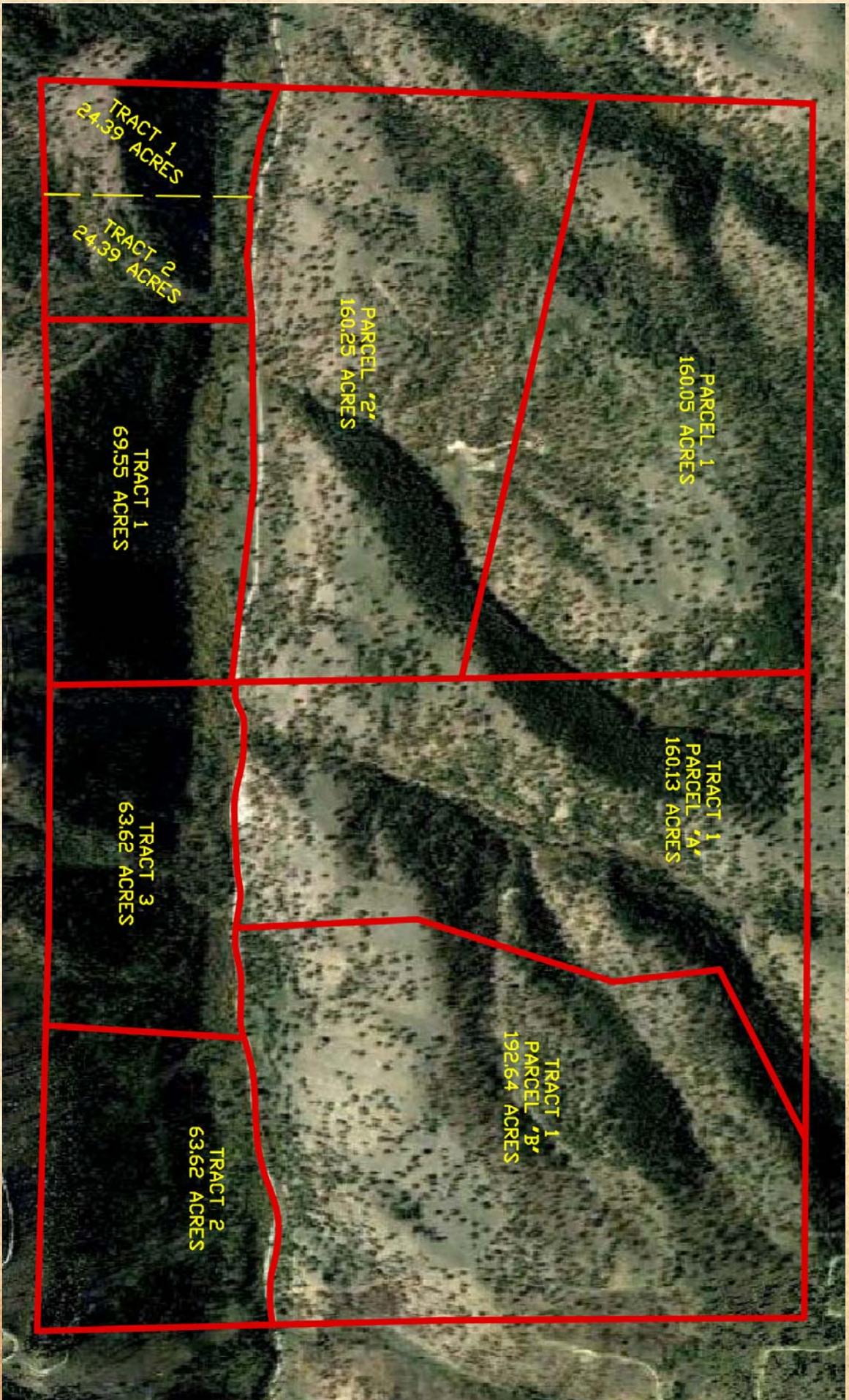






Game in the area





TRACT 1  
24.39 ACRES

TRACT 2  
24.39 ACRES

TRACT 1  
69.55 ACRES

TRACT 3  
63.62 ACRES

TRACT 2  
63.62 ACRES

PARCEL '2'  
160.25 ACRES

PARCEL 1  
160.05 ACRES

TRACT 1,  
PARCEL 'A'  
160.13 ACRES

TRACT 1,  
PARCEL 'B'  
192.64 ACRES