

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 \$5,750 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 trees and fir trees. Pristine meadows where elk and deer reside. Outstanding scenery and beautiful building sites with the Bitterroot mountains to the west. BLM land to the south and north. A 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. The 48.78 acre tract will also have a bridge.

WATER RIGHTS & MINERALS: All water rights owned SAVE & EXCEPT 50% of the minerals owned: including gold and rock.

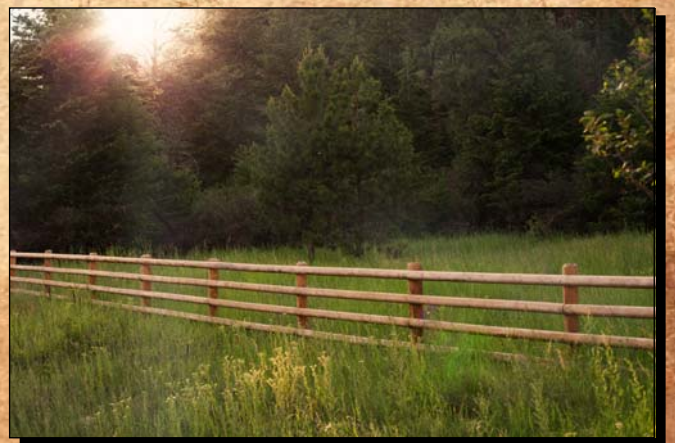
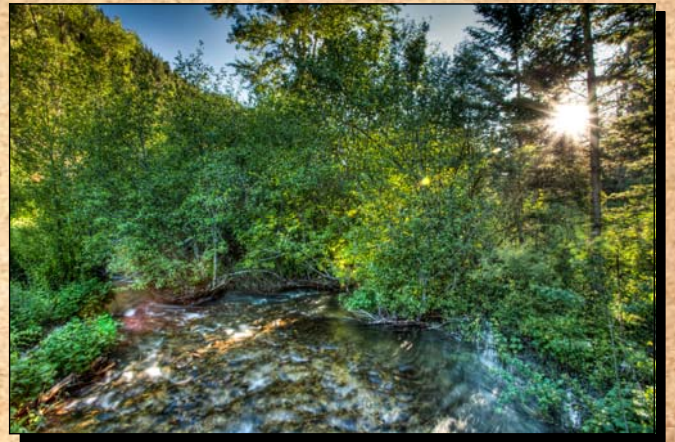
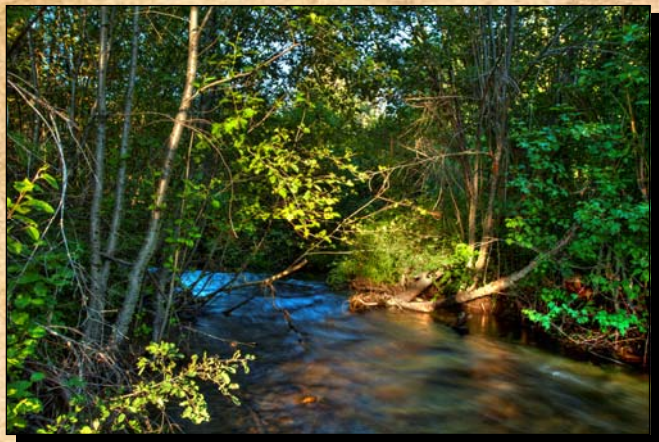
TAXES: Less than \$ 1,000.00 per year.

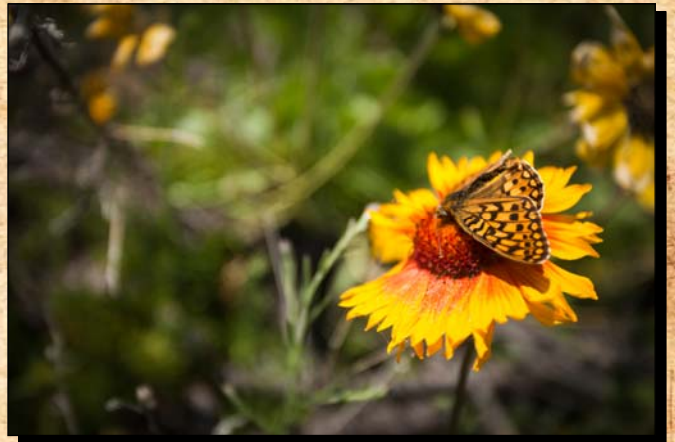
COMMENTS: Beautiful property conveniently located to Missoula.

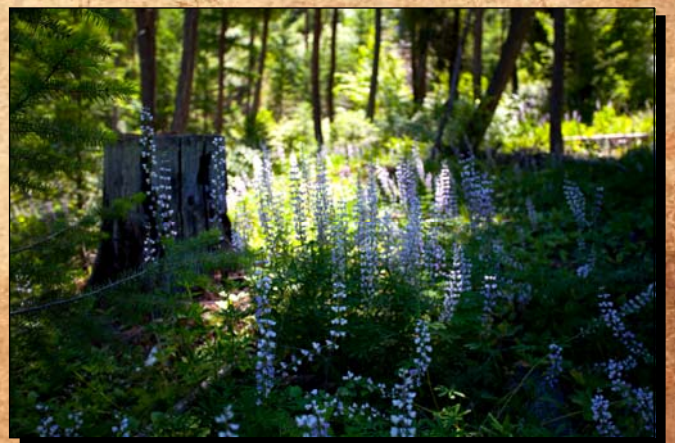
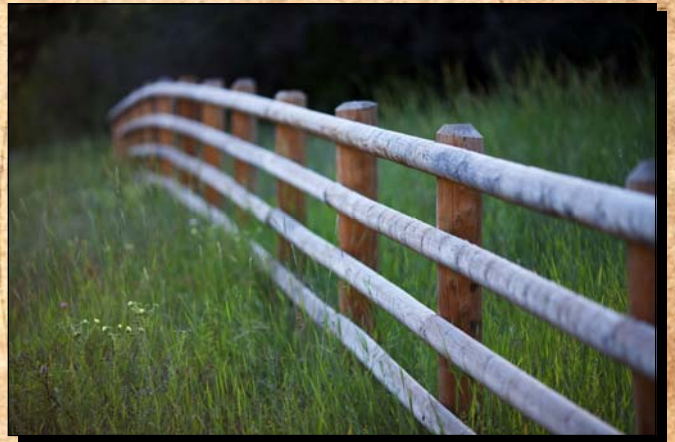
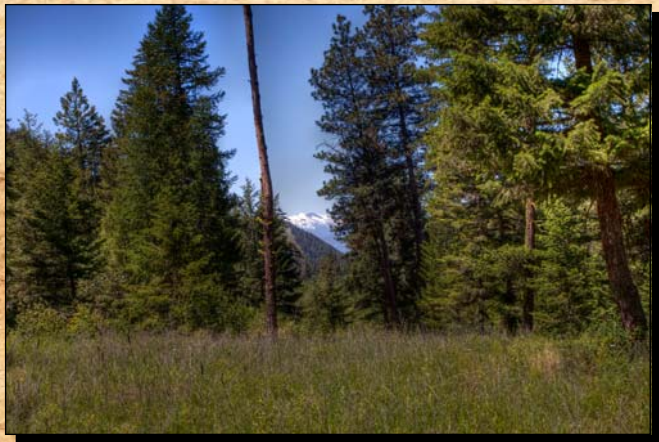
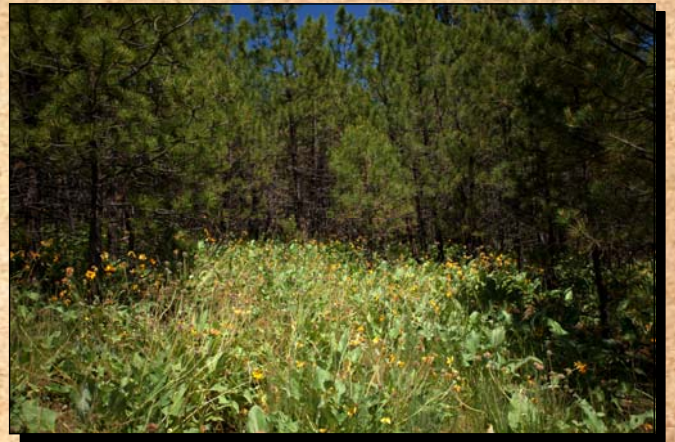
PRICING: Parcel 1 & 2 are 320.3 acres to the north of Eight Mile Creek Road, it is the west tract and has been reduced to \$6,500 per acre or \$2,081,950.
Parcel A & B is the 352.77 acres to the north of Eight Mile Creek Road, it is the east tract and has been reduced to \$5,500 per acre or \$1,940,235.
Tract 4 is 48.78 acres to the south of Eight Mile Creek Road. It is the most westerly tract with Eight Mile Creek frontage and has been reduced to \$8,500 per acre or \$414,630.
Tract 1 is 69.55 acres to the south of Eight Mile Creek Road; it is the most westerly and larger tract with Eight Mile Creek frontage and has been reduced to \$8,000 per acre or \$556,400.
Tract 3 is the 63.62 acres to the south of Eight Mile Creek Road, it is the middle tract with Eight Mile Creek frontage and has been reduced to \$7,500 per acre or \$447,150.
Tract 2 is 63.62 acres to the south of Eight Mile Creek Road, it is the most easterly tract with Eight Mile Creek frontage and has been reduced to \$7,000 per acre or \$445,340.

The entire 918.64 acres can be purchased @ \$5,750 per acre or \$5,282,180.

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Game in the area

