



\$269,000

River Wildlands

This property is a beautiful, off the beaten path, back to nature, get away from it all find. The 12.33 acres borders USFS to the west. The North Fork of the Yaak River wanders through the property but the legally permitted bridge affords you easy access to the west side. The part meadow, part moderately treed setting attracts various wildlife. Located near the end of the road less than a mile from the Canadian border. Broker Owned.



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- ◆ **ADDRESS:** 1301 North Fork Road, Yaak, Montana
- ◆ **LEGAL:** Parcel B, COS # 3455RB, in the S 1/2 of Section 10 and the N 1/2 of Section 15, T37N, R31W, Lincoln County, Montana
- ◆ **ACREAGE:** 12.33+/- acres
- ◆ **WATER:** Private well to be installed by buyer
- ◆ **SEWER:** Private septic to be installed by buyer
- ◆ **POWER:** Less than a mile
- ◆ **PHONE:** Less than a mile
- ◆ **TAXES:** 2007/\$596.08
- ◆ **COVENANTS:** No
- ◆ **ROAD:** Private
- ◆ **TERMS:** Cash or OMC

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