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# Recreational Paradise

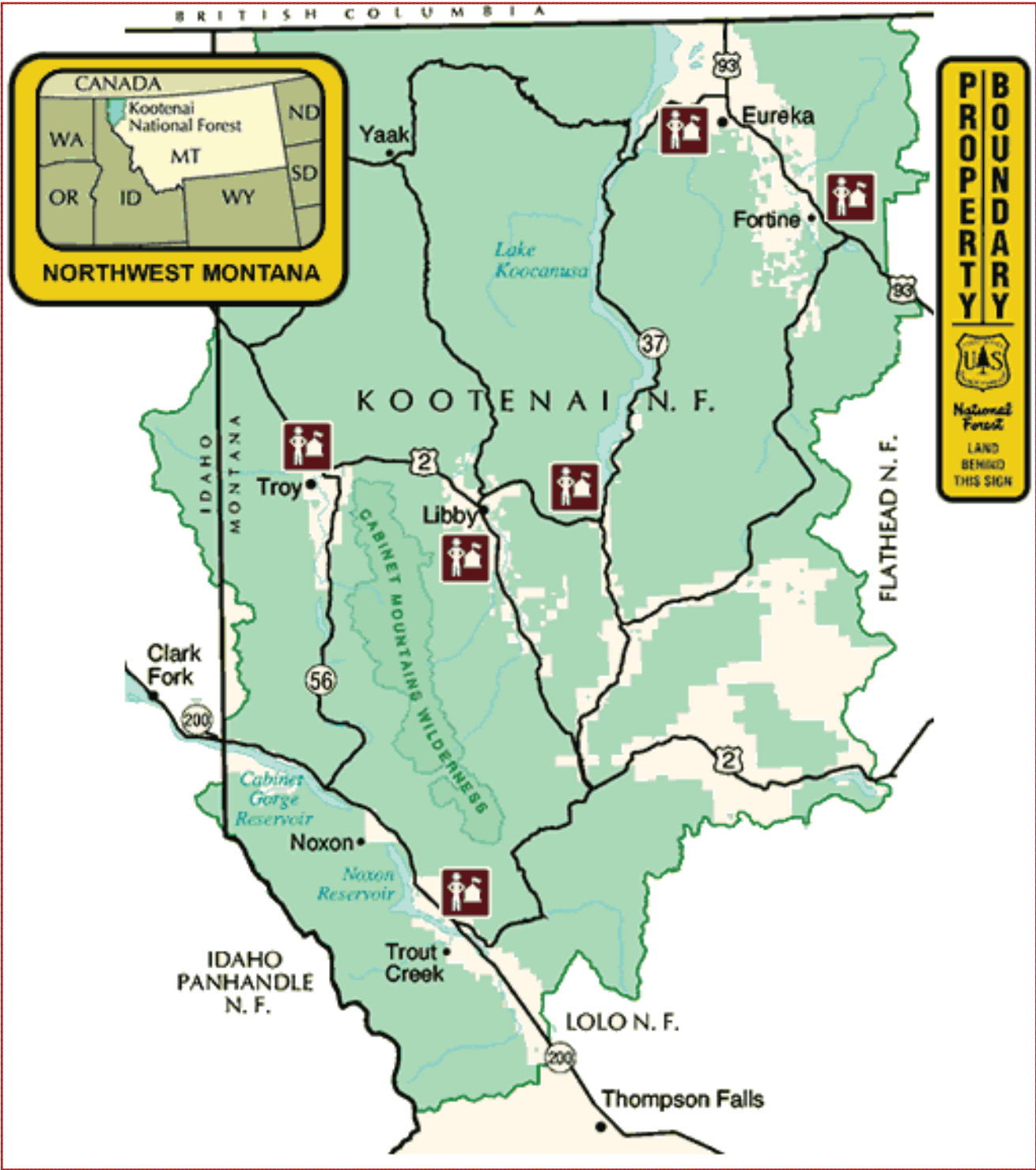
43 O'Callahan Lane, Trout Creek, MT 59874 | MLS 20113177 | \$450,000 for 39.15+-





**Noxon Rapids  
Reservoir of  
the Clark Fork  
River - Great  
Bass Fishing!!**

This area of Northwest Montana is a recreational paradise with less than 10% private ground. The majority of the surrounding area is either the Kootenai or Lolo National Forest lands. The Clark Fork River runs at the base of the Cabinet and Bitterroot Mountains creating many treed drainages flowing into the river. There are three hydro dams on the river providing power to much of the northwest and amazing reservoirs for boating and fishing. Rare and endangered species find solace in a region representing the largest remaining intact mountain ecosystem on earth. Visit [www.y2y.net](http://www.y2y.net) for more information. We live in an area that co-exists with wildlife like few others in the world. We stop on the roads not for traffic, but for big horn sheep, elk, deer, turkeys and other natives. Join us. It's amazing.



Ranges of high craggy peaks mark the Forest with Snowshoe Peak in the Cabinet Mountains Wilderness at 8,738 feet, the highest point. The Whitefish Range, Purcell Mountains, Bitterroot Range, Salish Mountains, and Cabinet Mountains are all part of the rugged terrain radiating from the river valleys. In the north central part of the Forest, the land is more open with gently rolling timbered hills lying in the shadows of the Whitefish Range.

The Forest is dominated by two major rivers, the Kootenai and the Clark Fork, along with several smaller rivers and their tributaries. Two hydroelectric dams on the Clark Fork have created the Cabinet Gorge and Noxon reservoirs within the Forest boundary. State Highway 200 parallels these reservoirs as it crosses the Forest. The Kootenai River is spanned by another hydroelectric (and flood-control) project, Libby Dam. This structure located about 17 miles upstream from Libby, Montana, has created Lake Koocanusa, a 90-mile-long reservoir reaching northward into the Canadian Rockies. Lake Koocanusa is almost totally surrounded by national forest lands...no private summer home or condominium developments here. State Highway 37 follows the east shore to Rexford and beyond to Eureka, Montana. The elevation of the Kootenai River as it leaves the Forest and the State is 1,862 feet, the lowest point in Montana.

The Yaak, Fisher, Tobacco, and Vermillion Rivers are smaller rivers within the confines of the Forest. There are over 100 lakes inside the boundaries of the Kootenai ranging from small alpine lakes to 1,240-acre McGregor Lake.

The climate of the Kootenai has been described as “modified Pacific maritime” in character, meaning that compared to the remainder of Montana, this area’s climate resembles that found along the Pacific coast. The character becomes “modified” by occasional intrusions of the arctic air masses, more commonly found in the remainder of the State, which can bring winter temperatures down to -30° F. with heavy snowfalls in the mountains. Average annual temperatures of 45° F. reflect the moderating influence of the Pacific air masses. Summer temperatures are moderate with few days reaching over the 90° mark. The wet season in the Forest usually occurs in the fall and early winter.

Private 39.15+- acres with 1/4 mile of National Forest border, three bedroom, 1.5 bath log home, mature timber, Noxon Rapids Reservoir of the Clark Fork River views, Cabinet Mountain Wilderness and Bitterroot Mountain Views and large shop. Great horse operation and the elk are your neighbors. Fenced and cross fenced with hot Gallagher elk fencing, this one is ready for your recreational dreams. 13x18 concrete/steel vault. 3 decks, 30x52 metal shop with two 14’ leantos. Spring fed pond. . . what more do you need? Beautiful property. Add 39.93+- more acres with additional spring access and county road access. Amazing wildlife area.

|                                             |                                                                                             |                   |                                                                                                      |
|---------------------------------------------|---------------------------------------------------------------------------------------------|-------------------|------------------------------------------------------------------------------------------------------|
| Year Built:                                 | 1987                                                                                        | Acres (lot size): | 39.15+- Acres.<br>Ask about additional acreage.                                                      |
| Garage:                                     | Triple+ (Pole barn)<br>Detached                                                             | Directions:       | From RNW, 29.1<br>mi. NW on HWY 200,R at View Point<br>Lane, .8 Mi, then rightthrough gate.<br>Sign. |
| Appliances :                                | RANGE<br>RANGE HOOD<br>MICROWAVE<br>DISHWASHER<br>REFRIGERATOR<br>SATELLITE DISH<br>Freezer | Heating Type:     | Oil<br>Forced Air<br>WOOD                                                                            |
| Zoning:                                     | None                                                                                        | Water:            | 500', 15 gpm                                                                                         |
| Bedrooms:                                   | Three                                                                                       | City:             | Trout Creek                                                                                          |
| Bathrooms:                                  | TWO                                                                                         | State:            | Montana                                                                                              |
| Main Sq Ft:<br>Lower Sq Ft:<br>Total Sq Ft: | 2020<br>1191<br>3211                                                                        | Legal:            | Lots A and B of<br>COS 1720 in Seciton11, T25N, R32W,<br>MPM or add Parcel A of COS 920              |
| Fireplace:                                  | Wood Stove<br>Living Room                                                                   | Terms:            | Cash                                                                                                 |
| Taxes:                                      | 1435.92/2011                                                                                | Septic:           | Yes, prior to septic<br>permitting                                                                   |
| Road Frontage:                              | Private road<br>if 39.15 option or county road<br>(O'Callahan Lane), if 79+- option.        | Adjacent Land:    | USFS                                                                                                 |
|                                             |                                                                                             | Surface Water:    | Spring with 39.15<br>or spring overflow and an additional<br>domestic spring for 79+- acres.         |

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