



ELK HUNTING PARADISE

\$ 999,999



LITTLE SHEEP CREEK, LIMA, MT

- 100 ACRES +/-
- **UNIQUE FEATURES: GREAT RECREATIONAL PROPERTY FOR HUNTING, HORSEBACK RIDING AND HIKING. PRIVATE WITH VIEWS, YEAR ROUND SPRING**



***FOR MORE INFORMATION PLEASE CONTACT CLEARWATER MONTANA PROPERTIES
AND REFER TO CMP# 0-20113187M***

PRESENTED EXCLUSIVELY BY: CLEARWATER MONTANA PROPERTIES, INC.
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CLEARWATER MONTANA PROPERTIES, INC.
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FOREST SERVICE ON 3 SIDES. YEAR ROUND SPRING. EXCELLENT ELK AND MULE DEER HUNTING. HUNT FROM YOUR DOORSTEP. PRIVACY AND MOUNTAIN VIEWS. ONE ROOM CABIN AND BARN/TACK BUILDING WITH CORRALS. PERIMETER IS FENCED. LITTLE SHEEP CREEK FLOWS MAY THROUGH SEPTEMBER DOWN THE MIDDLE OF THE PROPERTY AND RIGHT AT THE CABIN'S DOORSTEP. GREAT AREA FOR HORSEBACK RIDING OR JUST HIKING.

ADDITIONAL PROPERTY INFORMATION

IMPROVEMENTS - RESIDENCE:

WATER: WELL

SEWER: PRIVATE SEWER

UTILITIES: NONE

TERMS: CASH

IMPROVEMENTS - OUTBUILDINGS:

BARN/TACK BUILDING WITH CORRALS

OTHER: PERIMETER FENCING

ACRES: 100 +/-

TAXES: \$558/2010

**LEGAL: S04, T15S, R09W, COS 1472FT,
PARCEL 1,100.74 AC**

GEOCODE: 18001104401010000

**CCR'S: RIGHT OF WAY EASEMENT,
HORSES OK**

**ADJACENT OWNERS: FOREST SERVICE,
PRIVATE**