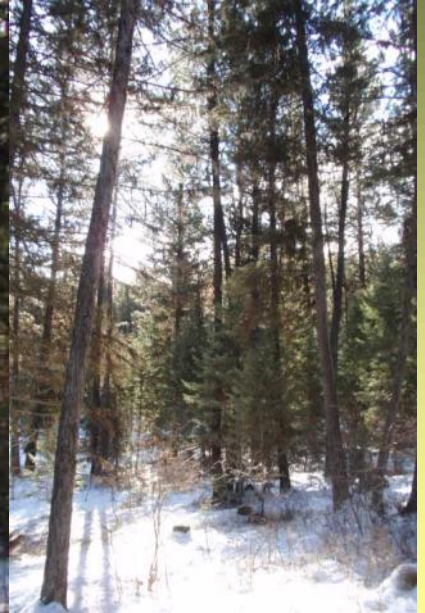




BUILD IN THE POTOMAC VALLEY

\$94,000



NHN W. FORK BEAR CREEK RD • POTOMAC, MT

- **LEGAL: TRACT 2 OR TRACT 3 COS#5623**
- **PARCEL SIZE: TRACT 2—3.97 ACRES OR TRACT 3—3.97 ACRES**
- **TAXES: TO BE DETERMINED**
- **ROAD/ACCESS: PRIVATE**
- **COVENANTS: NONE**
- **SEPTIC: TO BE INSTALLED BY BUYER**
- **WATER: WELL TO BE DRILLED BY BUYER**
- **UTILITIES IN AREA: POWER, PHONE**
- **DIRECTIONS: BEAR CREEK RD (MM12 HWY 200) TO W. FORK BEAR CREEK RD, FOLLOW TO SIGN.**
- **UNIQUE FEATURES: TWO VERY USABLE PARCELS TO CHOOSE FROM IN THE POTOMAC VALLEY. FORESTED PARCELS FOR PRIVACY AND A NICE SETTING FOR RURAL LIVING. WALKING DISTANCE TO PUBLIC LAND FOR ENDLESS RECREATION AND HUNTING OPPORTUNITIES.**



FOR MORE INFORMATION PLEASE CONTACT ROBIN MATTHEWS AND REFER TO CMP#1-10001865M



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