

\$450,000 - No Address Green Mountain Road, Trout Creek

MLS® #30004130

\$450,000

Bedroom, Bathroom,
Land on 15.37 Acres

N/A, Trout Creek, MT

With close access to the Cabinet Mountain Wilderness, this is the first time this beautifully located property with southern exposure and wonderful views has been on the market in 25 years.

This is a special piece featuring water, having a riparian zone that begins with a year round spring that has a 100 yr old water right, possible opportunity to generate hydro electric power. Additionally there is a seasonal spring. It is timbered with a large variety of trees including ponderosa pine, douglas fir, lodgepole pine, grand fir, western hemlock, western larch, western white pine, western red cedar, birch and red alder.

There are numerous perfect building sites on this land.

This parcel has been totally free of any chemicals, pesticides or herbicides for 25 years.

It has everything a person could want, trees, pastures, views, water, access, privacy, southern exposure, wildlife and great building sites. This property will be subject to a few restrictions.

1. No further sub-divisions will be allowed.
 2. No more than two residences are allowed.
 3. No industrial type businesses will be allowed.
 4. The seasonal spring will be left undisturbed.
- Note that the sellers property and home which are adjacent will carry the same restrictions.



Essential Information

MLS® #	30004130
Price	\$450,000
Acres	15.37
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	No Address Green Mountain Road
Subdivision	N/A
City	Trout Creek
County	Sanders
State	MT
Zip Code	59874

Amenities

Utilities	Electricity Available
View	Mountain(s), Trees/Woods

Additional Information

Date Listed	May 1st, 2023
Days on Market	883
Zoning	Agricultural