

\$699,000 - 347 & 673 Soaring Eagle Trail, Fortine

MLS® #30028577

\$699,000

2 Bedroom, 1.00 Bathroom, 992 sqft

Residential on 60.00 Acres

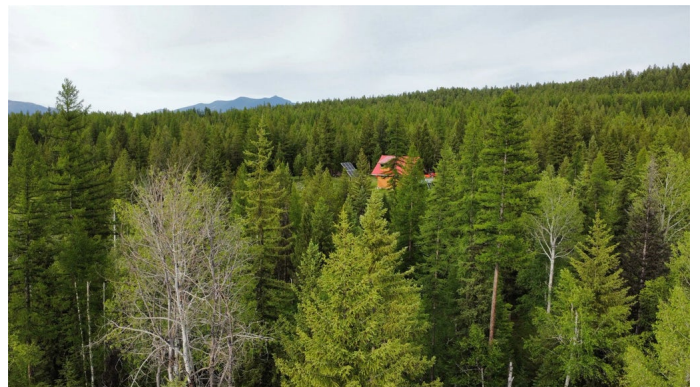
N/A, Fortine, MT

THIS IS IT! Private mountain retreat consisting of 3 parcels totaling 60 acres, 2 wells, 2 bedroom 1 bath off-grid cabin with solar, propane, generator system, fiber optic internet, and more. Bordering Kootenai National Forest on one parcel. Features include cabin, 2 wells, garage, marketable trees, multiple building sites for family, friends, development, camping, or enjoying as it is! Wildlife abounds in the park-like settings. The Cabin is located on the middle 20 acres with well and septic and is currently used seasonally, but could be used year round with a little work. The adjacent 20 acres to the north features the 2nd well, garage, outhouse, and many choice building sites. The south 20 acre parcel is a canvas waiting for you as the painter with an access road through the many mature trees and rolling landscape. Bring your imagination for the possibilities! Check out the nighttime photo at the fire pit - just waiting for you! Cabin may be sold furnished and ATV and other items may be included for the right price. 3-20 acres parcels all being sold in this single sale. Seller may consider selling separately for the right offer.

Septic system at cabin works normally, but is not permitted

Property card shows cabin as 1 bedroom - past MLS listing was sold as 2 bedroom (main plus loft?)

Currently there is a renter living in an RV on the north end of the road of the north 20 acre parcel. Renter is on month to month rental



agreement and is in process of moving.

3 parcel legal descriptions are:

S10, T34 N, R26 W, ACRES 20, S2NWSW or
TR 1B - Assessment Code: 0000012258 -
347 Soaring Eagle

S10, T34 N, R26 W, N2NWSW OR TR 1 -
Assessment Code: 0000001476 - 673 Soaring
Eagle

S10, T34 N, R26 W, ACRES 20, N2SWSW or
TR 4A - Assessment Code: 0000010232 -
NHN Soaring Eagle

Buyers & their agents have an obligation to
conduct due diligence & verify to their
satisfaction the

information supplied herein regarding this
property. This information is provided by
outside sources & is deemed reliable but not
guaranteed by listing agent or listing office.

Seller makes no guarantees as to the working
condition of any of the personal property
located at the property.

Seller is buyer's broker friendly - call or text for
details.

Property is under video surveillance.

Built in 2009

Essential Information

MLS® #	30028577
Price	\$699,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	992
Acres	60.00
Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Style	Cabin
Status	Active

Community Information

Address	347 & 673 Soaring Eagle Trail
Subdivision	N/A
City	Fortine
County	Lincoln
State	MT
Zip Code	59918

Amenities

Utilities	Propane, Phone Available
View	Meadow, Mountain(s), Trees/Woods

Interior

Interior Features	Main Level Primary, Vaulted Ceiling(s)
Appliances	Range, Refrigerator
Heating	Propane, Stove, Wood Stove, Wall Furnace
Cooling	Wall Unit(s)
Stories	One and One Half
Basement	Crawl Space

Exterior

Exterior Features	Fire Pit, Propane Tank - Leased
Roof	Metal
Construction	Masonite, Wood Frame
Foundation	Pillar/Post/Pier

Additional Information

Date Listed	June 26th, 2024
Days on Market	369