

\$770,000 - 3022 Southside Road, Troy

MLS® #30039137

\$770,000

Bedroom, Bathroom,
Land on 52.00 Acres

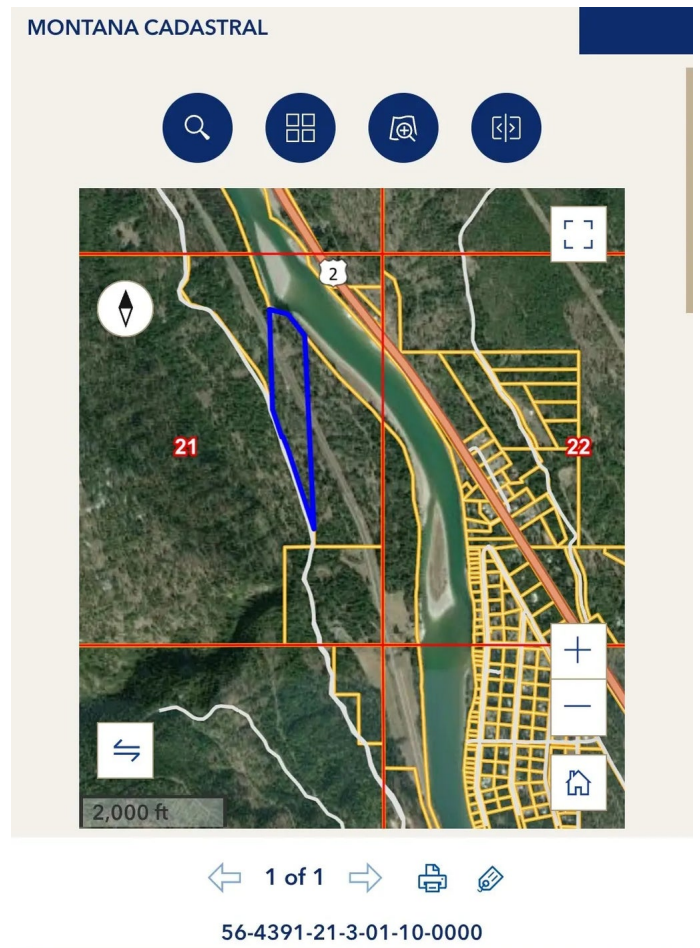
N/A, Troy, MT

Two adjoining lots total 52 acres along the beautiful Kootenai River near Troy, Montana! This is mostly level land to boot!! The property has Forest Service land / Stimpson land on two sides. The Adjoining 55-acre parcel may be purchased separately upon negotiations. No Covenants, No HOA! The Kootenai River is a Blue Ribbon prime fishing and rafting river. This section of the river is below the Kootenai Falls, making it much calmer and safer. BNSF has an easement through the property. This could be used to your advantage, incorporating the train accessibility option for future business adventures. A Hotel, Lumber Mill, Exporting, Tourism. The possibilities are phenomenal. Power close By. Southside Road is a long-established FS Road. The property is the last private property to the great outdoors. Hunt fish have cabins, Make this a private estate or a business adventure. An Additional adjoining 55 acres can be purchased separately. "No Blow" Train horn zone:)

Essential Information

MLS® #	30039137
Price	\$770,000
Acres	52.00
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information



Address	3022 Southside Road
Subdivision	N/A
City	Troy
County	Lincoln
State	MT
Zip Code	59935

Amenities

Is Waterfront	Yes
Waterfront	Navigable Water, River Access, Waterfront

Additional Information

Date Listed	January 17th, 2025
Days on Market	266