

\$350,000 - Lot 7 Seasons Edge, Seeley Lake

MLS® #30045887

\$350,000

Bedroom, Bathroom,
Land on 20.00 Acres

Eagle Point, Seeley Lake, MT

First time on the market in 30 years!!! A part of the Eagle Point Ranch subdivision, this spectacular offering has 20-acres that abuts the Clearwater State Forest and is a short distance to the Lolo National Forest. This lot may be subdivided. There are several building sites available and Swan Mountain Range views are prevalent. The lot can be accessed off of both Seasons Edge and Beaver Creek Road. Expect to see deer, elk, and a variety of other critters on this amazing parcel. Blackfoot phone & cable is on the property and power is at the lot line and just needs to be run to your build site. You have direct access to thousands of acres of public lands for hiking, biking, hunting, off highway vehicle use, or whatever your recreational pleasures are. Just outside of the subdivision are hundreds of miles of forest service roads that are groomed for snowmobiles during the winter. CCRs require 100' setbacks from property boundaries, however that does not apply to the boundary with the Clearwater State Forest, which will then allow for building on top of the bench and provides spectacular views of the Swan Mountain Range, where you will likely feel on top of the world! There is an ATV / Side by Side trail from the meadow off of Seasons Edge that will take you near the top of the bench and may be a good location to develop a road.



Essential Information

MLS® #	30045887
Price	\$350,000
Acres	20.00
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	Lot 7 Seasons Edge
Subdivision	Eagle Point
City	Seeley Lake
County	Missoula
State	MT
Zip Code	59868

Amenities

Amenities	Snow Removal
Utilities	Cable Available, Electricity Available, Phone Available, Underground Utilities
View	Mountain(s), Trees/Woods

School Information

District	District No. 34
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Additional Information

Date Listed	April 10th, 2025
Days on Market	189
Zoning	None
HOA Fees	650
HOA Fees Freq.	Annually