

UNIQUE ACREAGE

Location:

Rip Curl Rd. Bonner, MT.
Just 6 miles west of Missoula, MT.
From Missoula, take I-90 East to the Bonner exit. Go through Bonner on Hwy 200.
Rip Curl Rd is .8 miles after crossing R/R tracks on the right-hand side of Hwy 200.
A locked gate restricts access.

Land:

240+/- acres total. This rectangular property consists of 6 Government Lots of 40+/- acres each in 1 (one) deed parcel. A deeded easement, on a gravel road, provides access to the property which starts .6+/- mi. from Hwy 200.
Clearwater Blackfoot LLC nature conservancy has an easement on the first mile of the road. Beyond that there are no easements, and the road continues to the top of the Subject property near the SE corner.
Mostly sloped to the west and south, there are a number of level, to gently sloped sites, along the road with preliminary septic approval.
The first site is just 1+/- miles in and the lowest elevation.
The last site is virtually at the top of the mountain and has a well and preliminary septic approval.
The majority of the land is heavily forested with native fir & pine trees, with a number of park-like thinned areas and grassy benches.

Water:

A 6" cased well drilled in 2007, at the very top of the property, is 850 ft deep with static water at 400 ft. tested at 2 g.p.m.
Evidence of several springs can be found on the property also.

Area:

At the junction of the Clark Fork River and the Big Blackfoot River, Bonner was once the site of the lumber mill established initially by the Copper King, Marcus Daly, to produce timbers for his mines & railroad ties, and building lumber for his many enterprises. The mill closed in 2006, however, developers who purchased it, now have 17 new and innovative businesses occupying the old mill site.
A large truck-stop with conveniences and fast food stores and a very nice restaurant, the "River City Grill" that is famous for its fine menu & delightful atmosphere services the locals and I-90 travelers.
At the head of the Blackfoot River this is the gate-way to some of Western Montana's best recreation areas. The Rattlesnake, Mission Mountains, Scapegoat and Bob Marshall Wildernesses are all nearby, with millions of additional acres of National Forest, for an outdoor playground like no other.
Missoula, Montana, the States 2nd largest city (pop. 73,340), offers some of the best medical facilities & care to be found. Missoula also touts an International Airport, a 100+/- store mall and all the services to be expected in a city of this size. The University of MT brings many cultural, educational, sporting & entertainment events to the area. A temperate climate, for this latitude, it is a very desirable place to live and especially nice for the surrounding rural residents to enjoy, before retreating to the quiet of a country home.

Comments:

It is unusual property to find a large of tract, of this size, so close to the beneficial community of Missoula. This size of land tracts are becoming rarer & rarer. Ideal for a part-time or full-time residence, this is an invitation to enjoy a private sanctuary, of almost every type of wildlife imaginable, and spectacular panoramic views like no other, yet only be minutes from all the conveniences and assets of one of the most desirable of small cities. Multiple choices for a homesite or sites are all enhanced by incredible views of either or both of two rivers and their mountain-surrounded valleys. There is over 20,000 acres of pristine wildlife-filled lands that border the Subject property to the east, sprawling across the Garnet Mountain Range. The terrain and very limited access elsewhere, make this the perfect place to take advantage of an undisturbed vast land where you are unlikely to ever see another human intruding on your quiet enjoyment and this incredible wildlife-filled landscape.

Taxes: \$271.00 (2017)

Legal: Gov't lots 3,4,5,6,7,8 S22 T13N R18W

Price: \$996,000.00

DISCLOSURE

All information, herein is from sources deemed reliable, but is not guaranteed by the Seller, Stelling Real Estate, or its Agents. This offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of the purchase by the Seller.

All information is intended only as a guideline and has been provided by the Seller and other sources deemed reliable, but the accuracy cannot be guaranteed. The Seller and Stelling Real Estate highly recommend independent verification of each and every item to the full satisfaction of the Purchaser.

Seller reserves the right to require the Purchaser to cooperate with the Seller to facilitate an Internal Revenue Code, Section 1031 Tax Deferred Exchange at no expense or liability to the Purchaser.

Montana water rights are subject to the subsequent issuance of preliminary, and then final decrees by the Montana Water Court. Any and all valid water rights at the time of purchase will convey to the Purchaser through the issuance of water right transfers.

Variations between the deeded property lines and the location of existing fences on the subject property may exist. The Seller and Stelling Real Estate make no warranties with regard to the location of fence lines in relationship to the deeded property lines, nor does the Seller or Stelling Real Estate make any warranties or representations with regard to specific acreage within the fenced property lines. The Seller is selling the property in "as is" condition which includes the location of the fences as they exist. Boundaries shown on any accompanying maps are approximate, based on the legal description.