

~ Lolo Creek Creekfront ~

Location:

Approximately 15 miles SW of Missoula, Montana; on Lolo Creek Road. From Missoula it can be reached via Hwy 93 to Lolo, Montana then west on Hwy 12 to Lolo Creek Road.

Legal:

W 1/2 SW 1/4 plat d' 20, Sec 20 T12N R22W

Land:

14+/- acres. Bordered by Nat'l Forest to the south. This property Fronts on Hwy 12 to the N. Lolo Creek runs thru the middle of the property from W. to E. at the foot of the timbered hillside comprising the property S. of the Creek. The property N. of the Creek consists mostly of lush meadow with a good shelter belt of Fir & Pine trees between the property and Hwy. Paved access and pretty views accommodate this beautiful location. The acreage has over 420 ft. of Lolo Creek frontage and it is in a wonderful recreational area.

Water:

This property enjoys 420 +/- ft. of Lolo Creek which supports a nature trout population. A drilled well will be needed for domestic water. The only well found in the GWIC information site shows a well in this section at 40 ft. deep producing 20 g.p.m.

Utilities:

The property will require a private septic system and has received approval for raised sand mound septic. Power and phone are along the hwy.

Area:

The Lolo Creek area is one of the most beautiful and least developed of Missoula's surrounding valleys; with the major portion of private property in a large conservation protected ranch. The upper reaches of this beautiful drainage has seen very little development and consists of a very limited amount of private property. Nat'l Forest starts on both sides of the valley and on the S. leads into the Bitterroot-Selway Wilderness. Convenient to Missoula this lovely valley is enclosed at the east end, by the community of Lolo with all of the convenient services readily available. One of Western Montana's premiere Supper Club's (Guy's Steak House) is on the west end of town. A small grocery store in mid-valley adds convenience with the west end of the valley home to famous Lolo Hot Springs; with its restaurant, bar and both indoor and outdoor pools. Locksaw Lodge, at the top of the pass and the Lumber Jack Saloon a mile off from Hwy 12, provide further dining and entertainment options. Lolo Creek with good fishing is on the property. The thousands of acres of surrounding Nat'l Forest provide untold recreation, rich in wildlife and scenic vistas. The enormous Bitterroot-Selway Wilderness lies just 5 mi. south with trailheads and access very convenient. The largest wilderness in the lower 48 states this is a vast unspoiled region of alpine lakes, streams, and roadless area that will rival the scenic beauty of Glacier Nat'l Park. Well developed trails, trout-filled waters, glacier-carved peaks, abundant wildlife, pristine forests dominate a landscape that offers adventure unmatched. The Lolo Creek area is one of the most coveted valleys and strikingly beautiful, harbors elk that are often seen by locals and travelers. Elk are occasionally on the property and can be seen frequently above the property in the higher elevations. A low traffic highway provides good access. Snowmobiling and cross-country skiing are popular at the upper end, in winter and the numerous trails and undeveloped Hot Springs are also favorite recreation amenities.

Comments:

A convenient and serene setting, ideal building sites and great access to this 14 acres that has plenty of potential for building your dream creekside home.

Taxes: 2008-\$98.84

Price: \$275,000

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.