

# x002460000 20.9 Acres, SW Montana, Subdividable, Residential Commercial (Three Forks)



Location

Montana

<https://www.genclassifieds.com/x-443589-z>

20.9 Acres, Residential / Commercial, Missouri R.

Endless possibilities for residential and/or commercial business, such as guest ranch, B&B, horse ranch or Bar and Grill (All beverage liquor license is available from the state of Montana). This is one you will want to see. NO HOA or HOA FEES

This spacious 20.9 +/- acre lot is an ideal spot for you to build your dream home in the beautiful rolling hills of Montana. This property is approximately 12 miles north of Interstate 90 near the town of Three Forks, surrounded by mountains, yet easily accessible, the lot has magnificent mountain views. Approximately 300 homes have been built in the area. Well depth is approximately 75-100. Elevation is approximately 4,000 ft.

If you enjoy hunting or wildlife viewing, there are lots of deer, antelope, elk, moose, bear and many varieties of game birds in the area. There is excellent fishing in the area, rainbow and brown trout in the 17 to 20 inch range abound. There is a public fishing site with a boat launch within 10 minutes of the property.

This is a beautiful valley which offers recreation of all kinds, including miles of hiking and horseback riding, hunting, fishing, and floating the Missouri, Madison or Jefferson Rivers. The Missouri River and the Fairweather boat landing are located just a short distance away, and for some people, within walking distance. The National Forest Service property isn't too far off for a weekend camping adventure. .

As if we weren't big enough for you already, the Big Sky Ski Resort-Moonlight Basin interconnect gives you access to more than 100 miles of trails anywhere in the United States. With the property being in the Bob Marshall Wilderness, you can access 1,000+ acreable acres and endless views. Navigate 4,000 feet of vertical rise in 10 miles. It's easy to see why Peak 8 is one of every skier's dream destination of sky and powder. Rusty Grouse, Bald and Golden Eagle Owls, cougars, 100-plus species of annual songbirds, make a day on the slopes something different for everyone. Big Sky is about 2 hours from Three Forks, Montana.

40.9 Acres +/- Located in Southwestern Montana, phone and internet access. A year round road, only 20 minutes to Interstate 90. Hand in hand with the Bob Marshall Wilderness and numerous blue ribbon trout fishing rivers. As well as a smattering of other public lands that could possibly be developed / enlarged to a private fish pond. Grassy meadows with large wood trees frequented by Mule Deer with resident White tail deer. This property is centrally located between Yellowstone Park, The Missouri River breaks (known for trophy Elk) The Bob Marshall Wilderness and numerous blue ribbon trout fishing rivers. As well as a smattering of other public lands.



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that anyone can access for hunting, fishing or camping. Lost in the wilderness, but only about an hours drive to the thriving metropolis of Bozeman Montana with its International Airport. Don't miss this opportunity to own this spectacular ranch lot located near the historic Headwaters State.