



YAAK RIVER RECREATION \$ 449,000



YAAK RIVER ROAD, YAAK, MT

- 100.06+/- ACRES
- EXCEPTIONAL RECREATIONAL PROPERTY LOCATED 11 MILES NORTH OF YAAK, MT AND 45 MILES NORTH OF TROY, MT

FOR MORE INFORMATION PLEASE CONTACT CMP AND REFER TO #0-10000751M



PRESENTED EXCLUSIVELY BY: CLEARWATER MONTANA PROPERTIES, INC.
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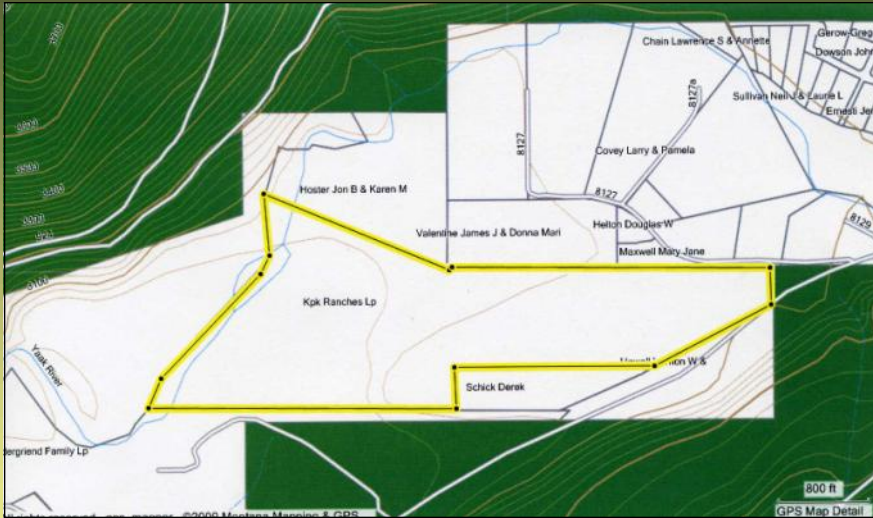
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YAAK RIVER RECREATION

\$ 499,000



THE YAAK RIVER RECREATION PROPERTY CONSISTS OF 100.06 ACRES WITH TREES, ROLLING MEADOWS, GREAT VIEWS AND PLENTY OF BIG GAME. THIS HARD TO FIND PIECE HAS THE YAAK RIVER WINDING ON ONE SIDE OF THE PROPERTY AND IS LOCATED WITHIN MINUTES OF THE 2.2 MILLION ACRES OF THE KOOTENAI NATIONAL FOREST. RECREATIONISTS WILL FIND THIS A PRISTINE PIECE OF PARADISE. IMAGINE OWNING ONE OF THE “TREASURE STATE’S” PRIVATE HAVENS.

ADDITIONAL PROPERTY INFORMATION

ACRES: 100.06+ /- AC.

TAXES: \$250 IN 2009

LEGAL: T37N, R31W SECTION 28 LOT 2A #6235. HULL AMD PM SEC. 22,27 28 100.06 AC

GEOCODE: 56492428101100000

ROAD/ACCESS: COUNTY MAINTAINED ROAD

CCR'S: NONE

HOA DUES: NONE

SEPTIC: TO BE PLACED BY BUYER

WATER: TO BE PLACED BY BUYER

UTILITIES: NEARBY

TERMS: CASH