

680 Acres with Log Home



\$ 1,995,000

Live in MT Real Estate: 1 Green Pole Creek Rd, Wolf Creek, MT 59648

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- » **Beds: 4 | Baths: 4 Full**
- » **MLS #: 21814098**
- » **Single Family | 5,406 ft²**
- » 680 acres total, but within that, it is already divided into 13 separate lots AND a 320 acre parcel AND a 40 acre parcel
- » 5406' well-built log home on 3 levels with generously-sized logs, soaring ceilings
- » Find a creek running through the acreage and at least 7 active springs
- » Enjoy fishing for brook and rainbow trout in your own pond, near the home
- » There are NO COVENANTS and this part of the county is not zoned

Come home to a truly spectacular offering with hard-to-come-by features sought after by most rural buyers. You'll appreciate the 5406' well-built log home on 3 levels with generously-sized logs, soaring ceilings, four bedrooms, four bathrooms, a metal roof and big decks. Find a creek running through the acreage and at least 7 active springs. Enjoy fishing for brook and rainbow trout in your own pond, near the home.

The listing is 680 acres total, but within that, it is already divided into 13 separate lots AND a 320 acre parcel AND a 40 acre parcel. A savvy investor could sell or develop unwanted lots without incurring costly subdivision fees. To reach the home, you go along a deeded easement through state ground. The road then becomes your road, so you have seclusion and privacy.

The property borders state ground. It is nestled in the woods and the mountains, so expect to see every kind of wildlife that make Montana home: bear, elk, moose, deer, mountain lions and more. With all this, just outside your front door, consider it from a commercial perspective as an exclusive hunting and fishing lodge. With the already separate lots, convert log home into a main lodge and sell home sites or rent little cabins for your guests? With the meadows, would

