Property Details

CONTROL:	Exclusive	VALUE:	$198,000
		LOAN:	$0
		EQUITY:	$198,000

TITLE:	PRIVATE MONTANA 2 ac Parcel, trees & meadow, close to Public Land
TYPE:	Land
HAVE:	2 ac lot, quiet, private dirt road, very close to public land for hunting/fishing/riding. 25 minutes to Missoula, MT: int'l airport, 2 large hospitals, U of M, all shopping/dining options. In area of good wells, septic approved. In very desirable area!
WEBSITE URL:	https://www.unitedcountrymissoula.com/properties/mt/land-for-sale-in-huson-montana/1139287/
ADDRESS:	27603 Isaac Creek Road, Huson, Montana
BENEFITS TO NEW OWNER:	Great private, quiet 2 ac building or camping lot, 25 min drive to Missoula, MT. Very near public land, for all recreational needs! Easy holding/passive investment property!

GROSS SCHEDULED INCOME:	$0 Actual
VACANCY LOSS:	$0
GROSS EFFECTIVE INCOME:	$0
EXPENSES:	$84,400
NOI:	$-84,400
DEBT SERVICE:	$0
CASH FLOW:	$-84,400
CAP RATE:	0.00%

BENEFITS SOUGHT:	Seller chooses to move this property to pay off debt.
MOTIVATION:	7-8
CAN ADD:	Neighboring 10 acres w/4000sf home, 4 bd/ba, 2 separate primary suites. Beautifully landscaped, private. Currently off-market, will be re-listed in spring for +/-$1.3M.
REMARKS:	Escape to your own private Montana paradise with this 2-acre mixed tree/open lot, ideally situated on a quiet private road just 25 minutes from Missoula. Ideal for building or camping, nice home or Air B&B? Septic approved, area of great wells!
OWNER:	Robbins

COUNSELOR:	Theresa Lunn 400 Expressway, Ste A Missoula, Montana, 59808	Phone: 406-728-9733 Cell: 406-544-5970 Email: tlunn1960@gmail.com