

## 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  
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!

HAVE:

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  
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