

Property Details

CONTROL: Exclusive VALUE: \$1,450,000
LOAN: \$500,000
EQUITY: \$950,000

TITLE: 135 Riverfront Acres NW Montana in 4 Lots. Timber. Borders Public Land.
Easy Access.

TYPE: Development

HAVE: 135 riverfront acres, timbered. Offered whole or in division of 4 lots. Near
St. Regis, MT, easy year-around access off I90 freeway. Harvest timber,
then build houses w/river and mountain views!

WEBSITE URL: <https://www.unitedcountrymissoula.com/properties/mt/montana-acreage-for-sale-in-saint-regis-mt/1141584/>

ADDRESS: NHN Cold Creek Road, St. Regis, Montana

BENEFITS TO NEW OWNER: Timber, next to public land. 4 lots w/septic approval. Could harvest then
build! River frontage and killer NW MT Mountain views. Near Tourist
areas, 2 hrs. to Glacier NP, 4 hrs. to Yellowstone.

GROSS SCHEDULED INCOME: \$0 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$465
NOI: \$-465
DEBT SERVICE: \$30,000
CASH FLOW: \$-30,465
CAP RATE: 0.00%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
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LOAN 1	\$500	\$2,500	6%	01/01/2035	No
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BENEFITS SOUGHT: Take proceeds & move on to other development opportunities in the SE. (Owners now living in TN)

MOTIVATION: 7 Would like to take proceeds to complete other projects

CAN ADD: Possibly some TN lots owner is developing; other lots in SE US.

REMARKS: Property is private, yet close to a travel/tourist plaza. In desirable area, could be a hunting/fishing
property, passive hold; then timber harvest, 4 high-end residential builds or possible RV Park. Rare
mountain/river/view property!

OWNER: St. Regis River LLC

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