

# 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  
 135 riverfront acres, timbered. Offered whole or in division of 4 lots. Near  
 HAVE: 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

| ENCUMBRANCES | BALANCE | PAYMENT | RATE | DUE        | ASSUMABLE |
|--------------|---------|---------|------|------------|-----------|
| LOAN 1       | \$500   | \$2,500 | 6%   | 01/01/2035 | No        |

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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