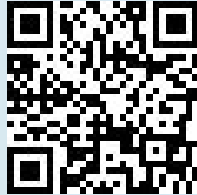


BY OWNER

REALITY NETWORK®



Price: \$299,000

Address: NHN Trapper Creek Road, Darby

Land

Property Tax: \$1.00 for 2019

Land Size: 20+/- Acres

Road: Gravel, County

Personal Property: None

Covenants: No

Tillable Acres: 4

Legal: A 20 +/- acre parcel being a portion of Tract A-1, Certificate of Survey No. 607535-R. NEW LEGAL SUBJECT TO RECORDING OF FINAL SURVEY.

Amenities

Drinking Water: None At This Time

Fencing: Partial Perimeter

Trees/Views/Etc: Views, Trees, Year-Round Creek, Irrigation Water Right

Surface Water: Trapper Creek - Year-Round

Terrain: Varied-Great Topography

Septic: Septic Approval

MONTANA AT ITS BEST!

- Forest Service Boundary On 2 Sides
- Year-Round Trapper Creek Through The Property One Of The Bitterroot's Largest Tributaries
- Wildlife Abounds- Elk, Moose, Deer. Birdwatching Too!
- Walk To The Bitterroot River And Blue Ribbon Trout Fishing
- Irrigation Water Right - 1892 Priority Date!
- All-Season Recreation At Your Doorstep
- Trees, Meadows, Creek, Campsite - It's Could Be All Yours!
- Power To Property And Septic Approval
- Minutes From Trapper Peak, Darby And Painted Rocks Lake
- Just Off A County Maintained Paved Road

Directions

- From Darby South On Highway 93
- Turn On West Fork Road
- Follow To Trapper Creek Road
- Watch For Directional Sign
- TRAIL TO CREEK IS AT PRIVATE PROPERTY SIGN ON LEFT SIDE OF ROAD

BY OWNER
REALITY NETWORK®

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Andy and Teri Polumsky

Regional # 22006042 DL127



Information is deemed to be correct but no guarantees are made by the real estate office, the agent, or the seller. All prospective buyers should perform their own independent investigation of all conditions related to a possible sale of this property.

