Lakes At Heron

TBD Lower River Road, Heron, MT

$1,300,000

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**Property Information**

**Deeded Acres:** 147.13

**Taxes:** $1,734.79 (2018)

**Legal:** S34, T27 N, R34 W, 2597, PARCEL N/A, PAR 2 COS 2597 NE OF HWY IN NE1/4 & NESE PLAT V 55.77 ACRES; S35, T27 N, R34 W, 2597, PARCEL N/A, PAR 1 COS 2597 NE OF BNRW IN N1/2SW & NW1/4 PLAT V1 91.36 ACRES

**Lake Frontage:** Approximately 3/4 of a mile

**Well:** 90’ 60 GPM (3 drilled & capped wells at 100 gpm)

**Bed/Bath:** 3 Bed/2 Bath

**Year Built:** 1994

**Garage:** 16 x 20 built in 1975

**Shop:** 30 x 40 Metal built in 1994

**Sq Ft:** 1080’

**Hunting District:** 121 for deer and elk

**Executive Summary:**

This sought-after choice property is located just outside of the town of Heron, MT situated between the breathtaking Cabinet and Bitterroot Mountains in majestic western Montana and bordering Idaho. This quaint, rural community is nestled along the enticing Clark Fork River in Sanders County. The welcoming, comfortable ranch style home has 3 bedrooms and 2 bathrooms with a great shop for storing all of those recreational toys you will be using. An inviting hunting treehouse is tucked within the property allowing for prime hunting of bear, elk and deer not only on the property but on the Forest Service Land just minutes away.

This is an impressive get-away with endless recreational opportunities including the nearby Jack Nicklaus designed world class golf course, the famous Schweitzer Mountain Ski Area, fishing, hunting, boating, hiking, horseback riding, and so much more.

The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.
The 147 acre property borders the Cabinet Gorge Reservoir, which is a 3,000 acre impoundment on the lower Clark Fork River which extends from the Idaho border upstream to the town of Noxon, Montana. This narrow water body is located below the rugged peaks of the Cabinet Mountains to the north, and provides a scenic fishery for warm and cool water species such as Northern Pike, Smallmouth Bass, and Largemouth Bass. There are four developed public boat launches which provide anglers access to the reservoir.

Elk Meadow is full of Montana’s colorful wildflowers and the sweeping vistas of the surrounding mountains and lakes make this location a dream come true. Heron is one of the most beautiful places in Montana to relax and is also renowned for its phenomenal fishing. There are more than 50 species of freshwater favorites including Walleye, Northern Pike, Paddlefish, Sauger, Lake Trout, Small Mouth Bass and Chinook Salmon. Other outstanding recreational opportunities this valley offers include hiking, biking, snowmobiling and a host of other outdoor activities.

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The property is in the heart of the great Northwest, geographically and emotionally and centrally located approximately 2 hours NE of Spokane, WA and minutes from the Idaho border. Missoula is approximately 150 miles to the SE and Kalispell, MT is only about 75 miles East with Glacier National Park approximately 180 miles NE of property.