

# Clear Creek Realty



Residential ♦ Land ♦ Ranch ♦ Recreational

## SUNRISER 40 ACRE PARCEL

For Sale

☞ 40 Acres in two 20 acre tracts located less than a mile from State Lands leading to Forest Service lands.

☞ Wonderful views of the Tobacco Roots, Ruby Mountains and the Madison Range.

☞ There is electric and phone to the parcel. Elk and Mule Deer can often be seen in this area.

☞ Ideal location for cabin or year round residence with access off Mill Gulch Road. Varied terrain with scattered junipers and rock outcroppings.

☞ Mild covenants online or call for details. Parcels may be purchased separately for \$45,000 each.

☞ Property Taxes 2009: \$219.94



Now \$85,000.

Clear Creek Realty

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