

# Clear Creek Realty



## SUNRISE 40 ACRE PARCEL

Residential ♦ Land ♦ Ranch ♦ Recreational

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.

☞ Property Taxes 2010: \$215.43.



Now \$69,000.

Clear Creek Realty

Contact: Kimberly Beal

Office: 406-842-5028

Cell: 406-596-2213

email: kim@clearcreekmt.com

www.clearcreekmontana.com

Note: All information herein is from sources deemed reliable, but is not guaranteed by Seller, Clear Creek Realty, LLC or its Agents. This offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of the purchase by the Owner. We urge independent verification of each and every item submitted to the satisfaction of any prospective purchaser.