

Clear Creek Realty



# Mill Gulch Road Acreage

Residential ♦ Land ♦ Ranch ♦ Recreational

**\$119,000.**

**20+ Acres,  
Well & Views**



**For Sale**

- ✎ Developed residential well - 10 gpm -at home site with beautiful rolling hills in the Tobacco Root Mountains.
- ✎ Build your dream home, or use just for recreation.
- ✎ Owner financing negotiable with minimum 30% down.
- ✎ Log entrance-way in place.
- ✎ Mild covenants allow for minimum 600' cabin.
- ✎ Only a few miles to Forest Service land for hiking or hunting or other enjoyment.
- ✎ Elk & deer frequent the property.
- ✎ Property taxes \$108.82 for 2008.

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