



# LAKE FRONT PRICED TO SELL \$ 599,000



**NHN LAKE SHORE DR. - JERICO BAY LOT 34  
GEORGETOWN LAKE, MT 59711**

- **1.942 ACRES WITH 250 FEET PRIME LAKE FRONTAGE**
- **SPECTACULAR VIEWS OF GEORGETOWN LAKE & THE PINTLER AND FLINT MOUNTAINS**
- **INCLUDES WELL, ELECTRIC, SEPTIC TANKS AND A 45' X 35' GARAGE FOUNDATION**

*FOR MORE INFORMATION PLEASE REFER TO CMP#1-10000001M*



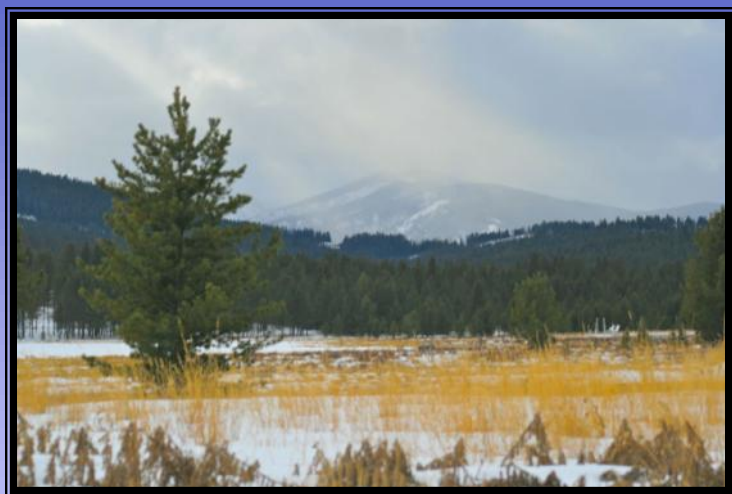
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This extremely well priced waterfront property is the pick of the prestigious Jericho Bay Subdivision, offering exquisite panoramic views of spectacular Georgetown Lake and the Anaconda Pintler and Flint Mountain Ranges. Some of the lake's best fishing is right out your back door in Jericho Bay where trophy rainbows, brookies and kokanee salmon readily take flies or spinning tackle. You can launch your boat from your own private dock or get a space at the subdivision's private common lake access. Georgetown Lake is a recreational paradise where you can water ski, hike, jet ski, wind surf, take back country ATV trails, view the abundant wildlife or hit the links at top rated, Jack Nicklaus Signature Old Works Golf Course a few miles away. When the mercury dips try snowmobiling across the ice for lunch, drill a hole and enjoy the states best ice fishing, ski challenging Discovery Mountain, experience world class kite boarding and much, much more. Well, electric, septic tanks and a 35' X 45' garage foundation are in and ready for you to build your dream home so you can start enjoying one of the most beautiful settings on what may be the best lake in Montana.

## ADDITIONAL PROPERTY INFORMATION

**ACRES: 1.942**

**TAXES: 2009 \$1221**

**LEGAL: S23, T05 N, R14 W, JERICO BAY MAJOR SUB PHASE III LOT 34**

**GEOCODE: 46137423103340000**

**WATER FRONTAGE: GEORGETOWN LAKE - 250 FEET**

**CCR'S: YES**

**HOA DUES: YES**

**ELECTRIC - IS IN TO GARAGE**

**SEPTIC - TANKS ARE IN**

**WATER: WELL IS IN 200' - 14 GPM (WELL IS CURRENTLY SHARED BY PERMISSION OF PROPERTY OWNER)**

**VIEWS: GEORGETOWN LAKE AND THE ANACONDA PINTLER AND FLINT MOUNTAIN RANGES**

**TERMS: CASH TO SELLER**