

28 acres Investment Opportunity near Rexford, MT

PARCEL ID: 56482330101020000



Description

Opportunity abounds in this 28 acre land near the city of Rexford and is just adjacent to Kootenai National Forest. This property is out in Western Montana in a cowboy country and a super rural part of the country. It is situated just a few minutes away from Eureka and Rexford MT.

Looking for a mountainous yet beautiful property in a secluded area with unlimited options for outdoor activities? This property is definitely for you!! What's more amazing is that Lake Koocanusa is just right around the corner for your outdoor adventures - hiking, fishing, wildlife, boating.

Whether you're looking to build your dream home or have your own private campground, this property is definitely perfect! Aside from that, this is also a great investment opportunity to subdivide or use the timber. You can also use the land for camping recreation.

This ample acreage with its sought-after location is a rare find and won't stay long on the market. There aren't many better opportunities at this price to take the first step in land ownership to live in such a peaceful and country lifestyle with all the local amenities just a short drive away. Whatever you decide to do on this property, you'll never go wrong when you snag this piece of Montana land today!

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Property Details:

ACREAGE

27.90

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ZONING

Lincoln County MT doesn't have zoning or building codes.

COUNTY

Lincoln

STATE

Montana

ANNUAL TAXES

\$77.57

ACCESS

Property can be accessed via Black Butte Rd.

SUBJECT TO easement granted to United States of America, recorded February 6, 1956 in Book 111 at Page 163, records of Lincoln County, Montana.

SUBJECT TO covenants, conditions and restrictions recorded June 16, 1994 in Book 201 at Page 352, records of Lincoln County, Montana. [Link here](#):

SUBJECT TO easements on the recorded plat #5111 of Black Butte Subdivision, records of Lincoln County, Montana. Black Butte Plat Map [link here](#):

SUBJECT TO terms and conditions of United States Forest Service Road for access.

TERRAIN

Property is sloped.

UTILITIES

No power lines nearby. Has an option to use solar or a generator. Can drill a well for water and install septic.

MORE INFO ON ZONING

- Lincoln County MT doesn't have zoning or building codes.

It is just recommend building 10 ft from property lines. Basically, just the septic and the electrical permit is all you need.

CAMPING:

- Yes. Property owners are allowed to camp on a vacant lot.

RV'S:

- Yes. There are no restrictions as long as you have approved septic. Just plan for what you'll do for human waste.

MOBILE HOMES:

- Yes. There are no restrictions as long as you have approved septic. Just plan for what you'll do for human waste.

BUILDABILITY:

- Yes. As long as you are getting septic approval for any septic that you put in, it doesn't matter what you are building or putting on the property. And that you are following covenants.

Black Butte Subdivision requires:

1. Roofs of structures will be constructed of, or made to be, fire-resistant material and kept free of debris such as pine needles, leaves, moss, etc.
2. A 30-foot perimeter will be kept around structures in which weeds, brush, and other debris capable of rapidly transmitting fire are removed.
3. No portion of a tree or any other vegetation will extend within twenty-five (25) feet of the outlet of a stovepipe or chimney.
4. A minimum setback distance for any development be maintained to a distance of at least 10 (10) feet from any property line.



CASH PRICE

\$299,000

CENTER COORDINATES

48.859775, -115.139694

GOOGLE EARTH

[View on Google Earth](#)

GOOGLE MAPS

[View on Google Maps](#)

*Wilco reserves the right to approve or deny any proposed installment payment plans.

Questions? Contact the Property Sales Manager:

Miles McLaughlin | 605-250-1256 | Miles@WilcolandLLC.com

