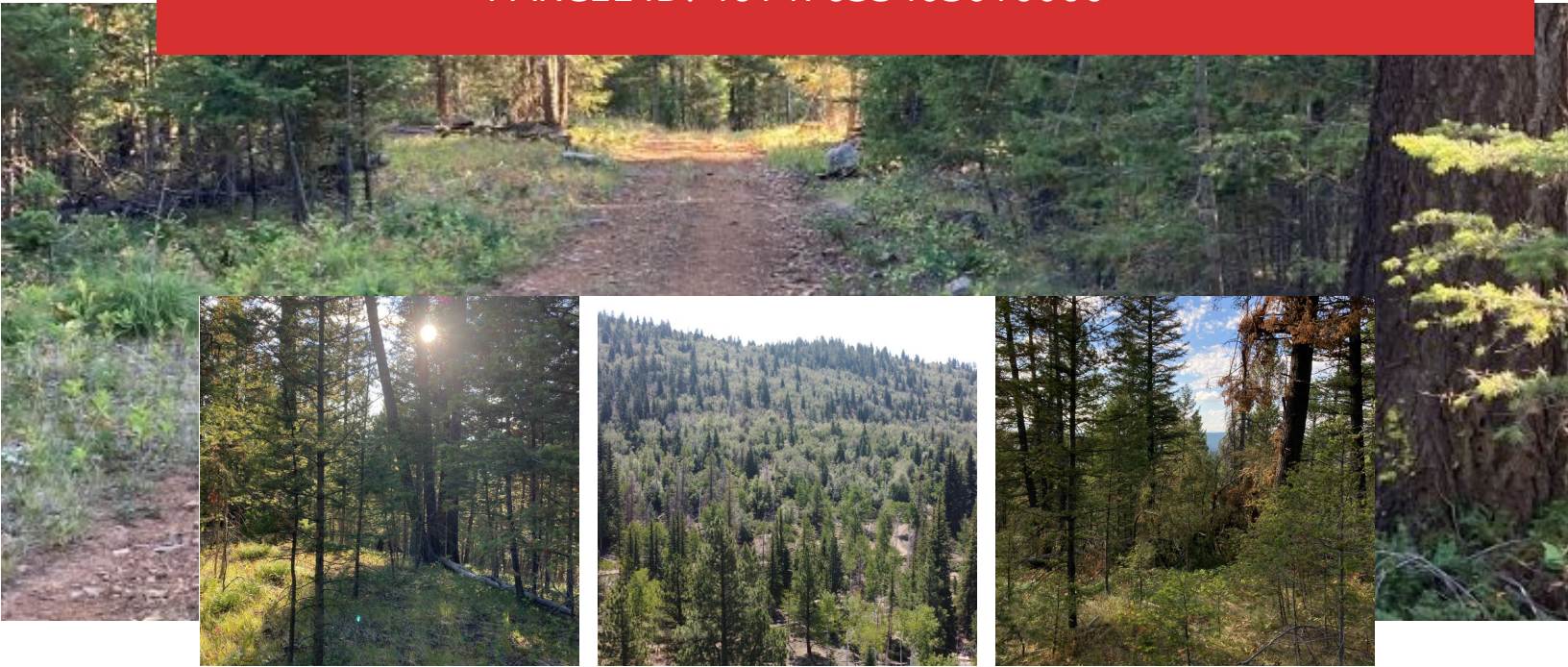


14 acre Philipsburg, Montana bordering Deer Lodge National Forest

PARCEL ID: 46147633403010000



Description

Endless opportunities await with this 14.6 off-grid property located just 16.4 miles away from Philipsburg and 21.2 miles away from Anaconda, MT. This is a cool spot for an off-grid cabin or a hunting basecamp.

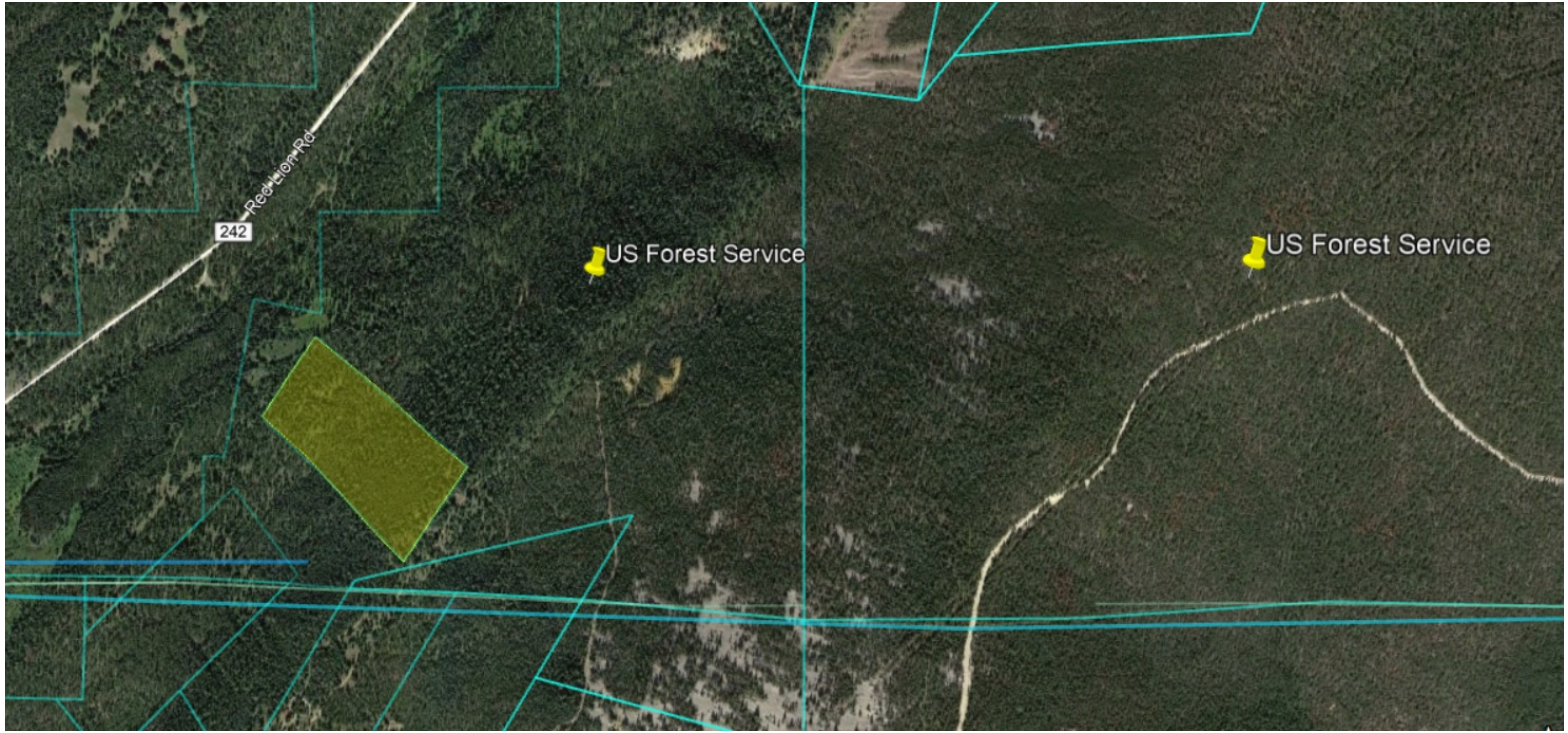
Ready for adventures? This property is just 3 miles (9 minutes) away from Discovery Ski Area! It's also adjacent to Deer Lodge National Forest, just within a few miles from Georgetown Lake and a lot more recreational areas. Who would not love this place?

This property is truly a gem. Whether you're into hunting, or wanting to build your dream cabin, or just investment for the future, this is perfect for you.

To access, please study the GPS coordinates via google earth, OnX or other mapping programs and access via GPS coordinates. For questions, email miles@wilcolandllc.com or review the Youtube video in this listing where I explain the two access routes and offer guidance on that. There are two access routes. One from the North (through Cable Mountain Campground and National Forest) and one from the South. 4x4 is recommended for anyone who wants to visit. The roads are rock and dirt mostly.

Don't miss the chance to own this great recreational property with tons of investment potential! Whatever you decide to do with this property, you're sure to get your money's worth!

wilcolandllc.com



Property Details:

ACREAGE

14.60

PARCEL ID

46147633403010000

ZONING

Rural Residential District of the Georgetown Lake
Zoning District / PBURG RURAL AREA

COUNTY

Granite

STATE

Montana

ANNUAL TAXES

\$53.88

TERRAIN

On the top of the property, flat buildable areas exist with some great views with just a few trees dropped. On the bottom end of the property is a larger section of flat/meadowy areas in the valley that will offer multiple areas to use. The middle of the property is fairly steep.

This 14 acre is adjacent to Deer Lodge National Forest! That is over 124,288.8 acres next door at your disposal for hunting and recreation.

ACCESS

There are two access routes. Main one is from the south (higher portion of property) and this is via a USFS road, therefore, publicly accessible and will get you to this property. This is the route I personally took to the land. The other route is from the North (through the Cable Mountain Campground and National Forest) - which is harder to navigate, less traveled and probably hike in only right now. To improve a road back there you will more than likely need to get a permit for vehicle access through Deer Lodge National Forest. When I visited, I came in from the South and had no problems. After walking the property, you will run into the bottom portion access road. There is a dirt road that was or is being traveled running through the north end (lower section) of the property. Access through Cable Mtn Campground is a gray area for me. You'll have to perform your own due diligence on that access route. Personally, the higher ground, southern access route, via the USFS road is the most viable option. I took this route and easily made it to the property.

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UTILITIES

Undeveloped land. No utilities in place. Consider well, septic and solar or other options. There are other off-grid homes up in this area.

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:

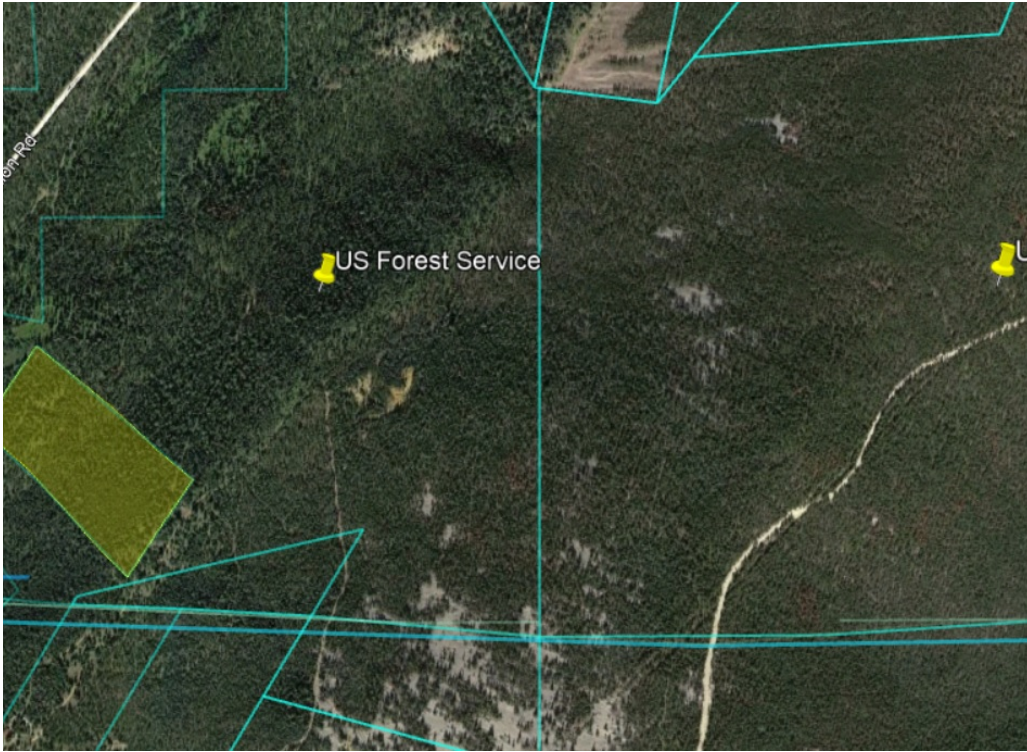
- Yes. There are no restrictions as long as you have approved septic. Just plan for what you'll do for human waste.

BUILDABILITY:

- Open to build without known restriction.

All properties within the floodplain in Granite County must obtain a floodplain permit prior to any alterations of property within the floodplain, including adding or removing dirt, bank stabilizations, construction, etc.

All structures which have electricity and plumbing are required to obtain electrical and plumbing permits from the State of Montana.



CENTER COORDINATES
46.2245534618842,
-113.23140472307

GOOGLE EARTH

[View on Google Earth](#)

GOOGLE MAPS

[View on Google Maps](#)

Contact property sales manager for
pricing and terms!!

*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

