



Nhn Larch Canyon Road, Missoula, MT 59803

MLS #21914130

Stunning beauty, seclusion and privacy located 15 minutes from downtown Missoula. 5+ acres to build your Montana dream home. Located high in the Larch Camp drainage of Pattee Canyon. Parcel shares a property boundary with public/Nature Conservancy lands. Just 1/2-mile from the groomed cross country ski and mountain bike trails of the Pattee Canyon Recreation area. Neighboring properties are not visible from building site. Lots of wild strawberries and huckleberries. Call Curtis Strohl at (406) 542-1811, or your real estate professional, to schedule a showing.

### Reports

Property Type	Land	Listing Office	Eagen Real Estate License #:
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### Contract Data

Property Sub-Type	Residential	Listing Date	08/20/2019
Status	Active	List Price	195,000
List Price/Acre	36,044.36	Agent Owned	No
REO/Bank Owned	No	Short Sale	No

### General Property Description

Lot Size Estimate	5.0-10.0	Lot Acres	5.41
Lot SqFt	235,660	Corners Marked	Unknown
Waterfront	None	HOA	Monthly
HOA Dues Amount	\$200		

### Legal and Taxes

Covenant	Yes	Zoning	unzoned
Taxes	1,321.31	Tax Year	2018
Assessor Number	0003669804	Legal	S12, T12 N, R19 W, C.O.S. 5209, PARCEL 2A, IN N2 SW4, 5.41AC

### Location

County	Missoula	Directions	From downtown Missoula, take Higgins Ave south, Turn left onto Pattee Canyon Rd, Turn right onto Larch Camp Rd, proceed .4 miles. At sign that reads 'Steep and Narrow road' continue straight for 1.1 miles, left at 'Private Drive, No thru Traffic,' proceed 1.3 miles. Right on Larch Canyon Rd, proceed 1.6 miles. Straight at 6401/6481, proceed 1.7 miles. Left at 6481, proceed 1.8 miles. Driveway is marked with orange flag on left.
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Geocode 04209312101180000

### Details

<b>Terms Of Sale:</b>	Cash; Closing Entity: First American Title; Conventional	<b>Road Surface:</b>	Gravel
<b>Mobiles Permitted:</b>	None	<b>Road Frontage:</b>	City Street
<b>Adjacent Owners:</b>	Forest Service; Private	<b>Possession:</b>	Closing
<b>Trees:</b>	Heavily Wooded; Marketable Timber		
<b>Terrain:</b>	Sloped		
<b>Views:</b>	Mountains; Trees		