



**LOCAL AGENTS**

**CMPMONTANA.COM**

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**VIEWS! VIEWS! VIEWS!—THOMPSON FALLS**

SIT ON THE DECK AND RELAX IN YOUR HOT TUB AND ENJOY THE PANORAMIC VIEWS OF THE BITTERROOT MOUNTAINS, THOMPSON FALLS DAM AND THE CLARK FORK RIVER. JUST MINUTES FROM DOWNTOWN THOMPSON FALLS YET PRIVACY GALORE AT YOUR 40 ACRE MOUNTAIN TOP RETREAT. KITCHEN REMODELED WITH ELMIRA STOVE AND REFRIGERATOR, 2 LOFTS IN LIVING ROOM. VERY SELF CONTAINED WITH COLD CELLAR, ROOT CELLAR, CANNING STORAGE, GREEN HOUSE, FENCED GARDEN. A MUST SEE. \$950,000. CMP#: 0-295202N

**SKINNER LAKE RETREAT—TROY**

THIS STUNNING 78.75 ACRE PROPERTY IS LOCATED ONLY A FEW MINUTES FROM TROY, MONTANA BUT YOU WILL FEEL WORLDS AWAY. ALTHOUGH IT'S "OFF-THE-GRID" THE CURRENT OWNERS MAKE THIS CABIN THEIR YEAR ROUND RESIDENCE. THERE ARE SEVERAL OTHER BUILDING SITES AVAILABLE ON THE PROPERTY THAT WOULD BE IDEAL FOR A CORPORATE RETREAT FACILITY OR CAMP. SKINNER LAKE IS VIRTUALLY A PRIVATE LAKE AND LOADED WITH WEST SLOPE CUT THROAT TROUT. WILDLIFE IS ABUNDANT AND BORDERING USFS MAKES THIS AN EXCELLENT BASE FOR OUTDOOR ENTHUSIASTS. \$2,250,000. CMP#: 0-291382N



**PERFECT RETREAT—THOMPSON FALLS**

LARGE FAMILY LOG HOME ON 51.75 ACRES WITH CUSTOM LOG WORK DETAIL AND ABUNDANT USE OF WOOD IN EVERY ROOM. THIS RUSTIC 3 BED/3 BATH BEAUTY HAS OPEN MAIN FLOOR LIVING YET INCLUDES A PRIVATE UPSTAIRS LOFT AND BATH FOR PRIVACY. THE HOME AND EXTENDED 2 CAR GARAGE ARE SITUATED ON THE EDGE OF THE TREED PORTION OF THE PROPERTY THAT OVERLOOKS THE INCLUDED OPEN MEADOW. 1,160 FT. OF THE CLARK FORK RIVER BORDERS THE WEST SIDE OF THIS PARCEL. WITH SEVERAL OUTBUILDINGS AND WRAP AROUND COVERED DECKS, THIS AMAZING HORSE LOVER'S PROPERTY HAS NO COVENANTS. \$1,300,000. CMP#: 0-295114N

**EXCEPTIONAL RECREATION!—TROY**

THIS IS PERHAPS THE FINEST RECREATIONAL PLACE. OVER A HALF MILE OF KOOTENAI RIVER FRONTAGE PLUS A TROUT LAKE ON 82.77 ACRES BORDERING FOREST SERVICE LAND. COMES WITH A 2 BEDROOM HOME AND A SMALL LOG CABIN ON THE LAKE. RELAX AND INVITE YOUR FRIENDS FOR A ONCE IN A LIFETIME EXPERIENCE. WHILE FILMING THE RIVER WILD, THE CAST AND CREW HAD THE EXPERIENCE OF STAYING AT THE PROPERTY. NINE WATER RIGHTS COME WITH THE PROPERTY. \$2,500,000. CMP#: 0-288088N



**YAAK RIVER RECREATION—YAAK**

THE PROPERTY CONSISTS OF 100.06 ACRES WITH TREES, ROLLING HILLS, GREAT VIEWS AND PLENTY OF BIG GAME. THIS HARD TO FIND PIECE HAS THE YAAK RIVER WINDING THROUGH THE PROPERTY AND LOCATED WITHIN 2.2 MILLION ACRES OF THE KOOTENAI NATIONAL FOREST. RECREATIONISTS WILL FIND THIS A PRISTINE PIECE OF PARADISE. IMAGINE OWNING ONE OF THE "TREASURE STATE'S" PRIVATE HAVENS! \$599,000. CMP#: 0-10000751M