



# RED CARPET REALTY

"For Personal Service"



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"NOXON RESERVOIR... YOUR PLACE TO LIVE, ENJOY & RECREATE, TROUT CREEK, MT."



**LARCHWOOD SOUTH SHORE, TROUT CREEK, MT** 140' to 259' of Avista Frontage on Noxon Reservoir with 33 miles of boating, fishing, waterskiing & swimming. Choose a level building site or a gently sloped building site for your dream home, cabin get away or just RV. 1+/- acre lots include water, power & phone. Lake and Mountain Views. Priced from \$74,900 to \$255,000



**TROUT CREEK BAY**

This beautiful 1 +/- acre lot has 119' Avista Frontage with deep water access on Noxon Reservoir. Includes: 30' self contained trailer, dock, storage shed & patio. Private Septic system in and underground power is to the property. \$212,000 MLS #807930



**FROGGY FLATS** Located off Marten Creek Road, just 5 minutes from the resort town of Trout Creek. These lots have been selectively logged to provide great building sites & mountain views. Mature trees and an abundance of wildlife. Just a couple hundred yards from Noxon Reservoir.  
 Lot 2 - 5 Acres \$75,000 MLS #901079  
 Lot 3 - 5 Acres \$75,000 MLS #901082



**ELK PARK ESTATES**

These 2 parcels have been selectively logged to provide great building sites in a park like setting, yet only minutes to Thompson Falls. Lots of matures trees and wildlife to enjoy. Septic approval and Wells are in and tested at 30 gpm.  
 Lot 17 - 6 +/- Acres \$90,000 MLS #901068  
 Lot 18 - 6 +/- Acres \$90,000 MLS #901072



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 Finest Rural Properties  
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101 E. Broadway, Suite 201 • Missoula, MT 59082



**WESTERN MT MISSION MOUNTAIN BEAUTY**

40± acres only 3± miles from St. Ignatius. Good access. 4 engineered ponds plus flood irrigation. Magnificent views of the Mission Mountains, often considered the most spectacular mountain range in the lower U.S.A. Recreation of all type close by. Motivated out-of-state owner may take terms. \$300,000



**BUFFALO RANGE RANCH**

At the foot of a small mountain bordering the Little Bitterroot River. Incredible free-flowing artesian wells, water rights, lush meadows, stunning private building site, good access. **Reduced!** 140± ac. \$295,000 or 259 ac. \$339,000 or 399 ac. \$634,000.