



PATSY WOOD
 (406) 728-9200
 (406) 549-2739 H
 (406) 544-4969 C
 email:realty@stelling.net

Ranches, Recreation, Homes & Investment Properties
www.stelling.net
 101 E. Broadway, Suite 201 • Missoula, MT 59802

MISSION VALLEY BEAUTY

40+/- irrigated acres with sweeping views of the majestic Mission Mountains. Four engineered ponds & beautiful building sites. St. Ignatius, MT. Owner motivated, possible terms. **PRICE REDUCED! \$275,000**

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.

HOME BY THE RIVER

Nice large home on 3+/- acres with separate living quarters & entrance on lower level. Set up for horses with a very nice setting. Easy commute to Missoula. **\$264,500**



SCORIA BUTTE RANCH

Step back in time & bring your vision to life on this old-time Eastern Montana cattle ranch. 5,480± deeded AC., all in one block, plus a total of 680± AC. leased. Nice ranch house, many outbldgs., older 2nd home. Versatile & private, easily accessible, 65± miles S. of Miles City, MT. This diversified ranch is a pride of ownership property. **\$3,200,000**



RED CARPET REALTY

"For Personal Service"



406-728-7262

Rick & Lynnette Robinson - cell 406-544-5778 fax 406-728-0681
 redcarpet@qwestoffice.net • www.redcarpet-realty.com
 700 Mount Brooks Missoula, Montana 59801

"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 \$64,900 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