



**Address:**  
 US HWY 87, Lewistown, MT 59457  
**Price:** 199,000  
**Property Type:** Land  
**Area:** Lewistown  
 MLS #23-242

Escape to your own slice of paradise with this picturesque property boasting 11.136 acres of tranquil beauty. Nestled among towering, mature trees that provide both privacy and wind protection. This property has no covenants or restrictions and current owners have developed your building site. Conveniently located, the property is almost entirely accessible via paved roads and only 7 miles from Lewistown. Abundant wildlife including deer and wild birds. Don't miss out on this exceptional opportunity to create your dream lifestyle in this timbered paradise. Whether you envision building your forever home, a vacation retreat, or an investment property, this land offers endless possibilities. The property borders Divide Road, 7 miles east of Lewistown.

### Listing Information

Status	Active	Zoning	Agricultural
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### Property Information

Realtor.com	Land	Type	Acreage 2 - 20 Unimproved
# of Acres/Land SqFt	11.14	Lot Dimensions	11.136 Acres
Association Fee	0		

### Location & Legal

Legal	DIVIDE ROAD SUBDIVISION, S12, T15 N, R19 E, Lot 1, ACRES 11.136		
Taxes	737	Tax Year	2023

### Remarks & Directions

SID/RID	No		
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### Compensation

Buyer Agent Comm	2.40	Buyer Agent Comm Type	%
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### Details

<b>Lot Improvements:</b>	Fenced	<b>Fencing:</b>	Barbed Wire; Smooth Wire
<b>Topography:</b>	Heavily Wooded; Rolling	<b>Financing:</b>	Cash/New Loan
<b>Road Frontage:</b>	County		
<b>Road Surface:</b>	Gravel		

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