



BASECAMP TO WILDERNESS @ PORCUPINE TRAILHEAD

PORCUPINE CREEK CABIN

\$299,000
South Canyon

BEDROOMS: 2
BATHROOMS: 2
SQUARE FOOTAGE: 1,200 livable
ACREAGE: 0.27
YEAR BUILT: 2002
HEATING: Forced air & wood stove
TAXES: None
LEASE ID: BOZ123032
USER FEE: \$1,997 +/- annually
MLS: 171880

Who better to tell you about this one-of-a-kind cabin than the seller?

"We've enjoyed every minute we've spent out here since we built this cabin. No TV, no hurly-burly. But plenty of time to hike, ride horses, fish, go rafting or kayaking, see the wildlife, listen to music, play board games, quilt, read on the deck, relax and enjoy the mountain lifestyle. And we sleep better here than anywhere else, listening to the year-round gurgle of the Porcupine Creek."

The details of this offering are a bit complicated because of the nature of a Forest Service Lease, but don't let that deter you. Please call us or your real estate agent for a comprehensive explanation of the process. People looking for a recreational property in the heart of Montana will move quickly on this rare opportunity.



RIVERS TO PEAKS
Big Sky Real Estate



BASECAMP TO WILDERNESS @ PORCUPINE TRAILHEAD

We are exclusive listing team for this cool cabin in the woods

Ryan KULESZA

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Broker

Tallie JAMISON

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Associate



Looking for a the best place to hang your hat
after a trip into Yellowstone National Park?
YOU'LL FIND IT HERE.



THIS IS ONLY ONE OF OUR MANY PREMIER BIG SKY LISTINGS.
CALL US TODAY TO LEARN MORE ABOUT ALL OF OUR OFFERINGS.

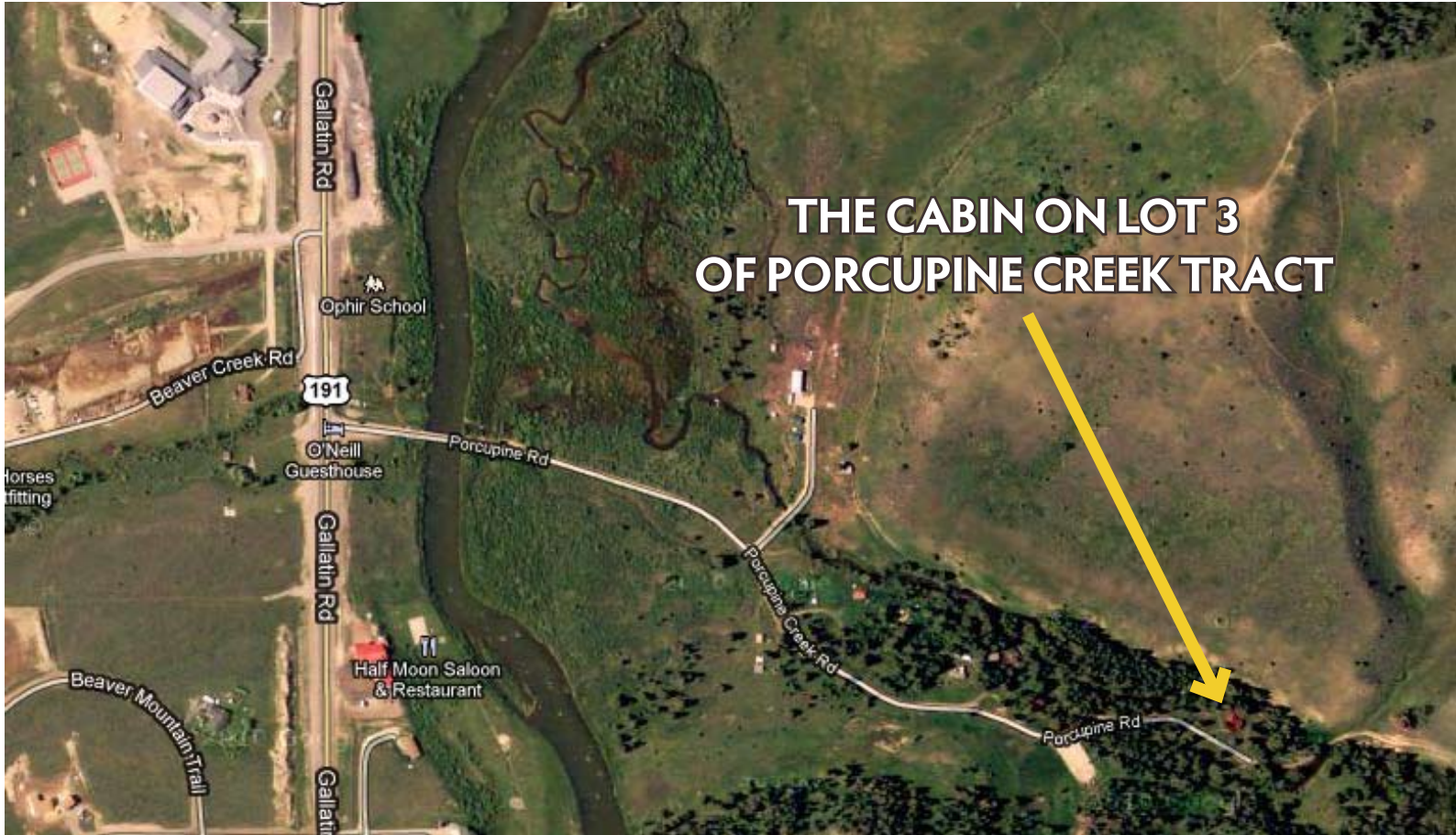
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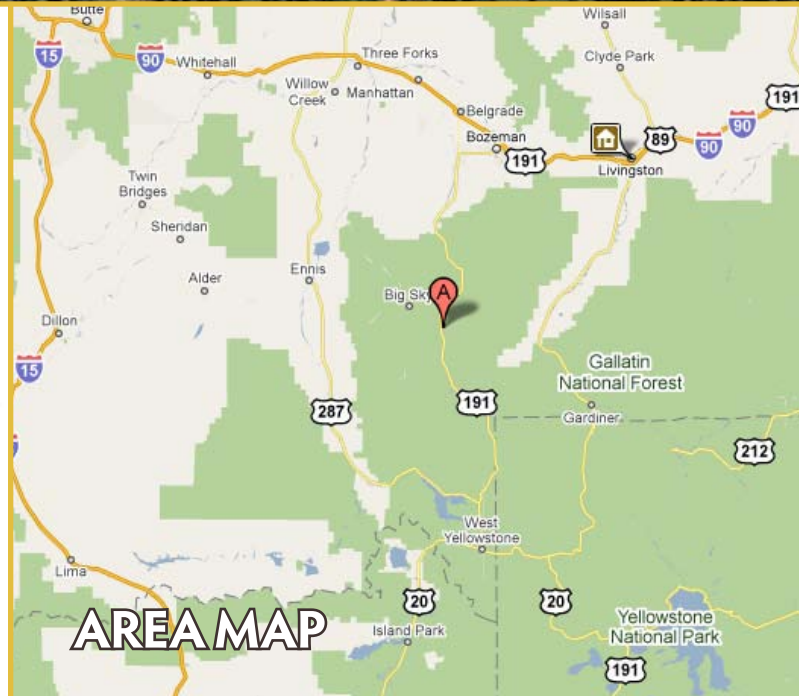
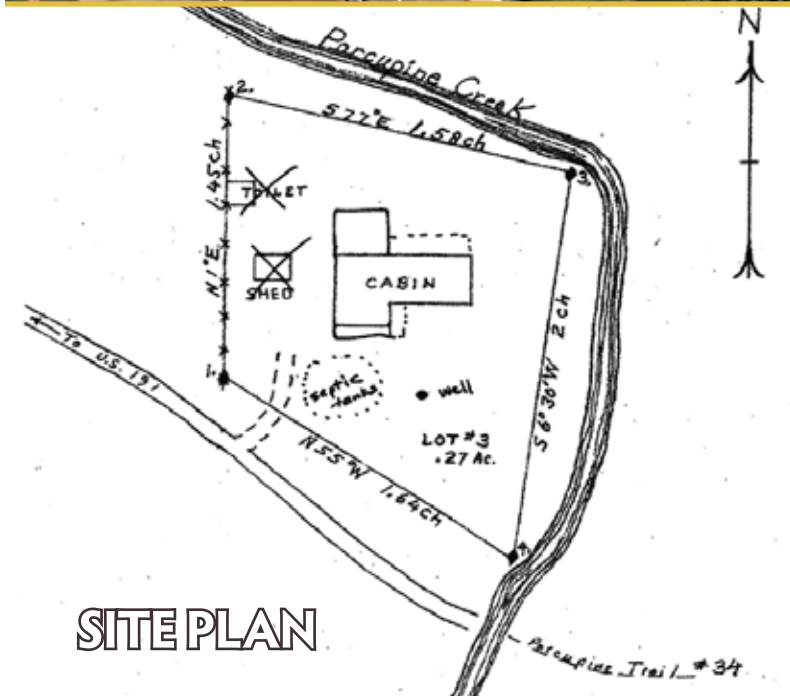
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THE CABIN ON LOT 3
OF PORCUPINE CREEK TRACT



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BASECAMP TO WILDERNESS @PORCUPINE TRAILHEAD

RYAN KULESZA and TALLIE JAMISON OFFERING AN ALTERNATIVE APPROACH TO BUYING AND SELLING REAL ESTATE

As a team, we have 15 years of combined experience in our local market. We have access to and the ability to show you all properties in the area.

It's a buyer's market, so call us if you want to own a:

- ski-in ski-out condo
- rustic cabin in the woods
- fishing retreat on the Gallatin
- summer house on Hebgen Lake
- legacy property at Yellowstone Club
- investment opportunity in bank-owned property



RYAN KULESZA
BROKER

406.539.4666

I have represented property in Big Sky for 7 years and have called Big Sky home for 12 years. I enjoy participating in all the activities that Big Sky has to offer, particularly horseback riding, hunting, golfing, and skiing. I am an active member of Search & Rescue and co-own Shuttle to Big Sky & Taxi.

As a leading sales producer in this tough economy, I offer a fresh perspective. With one hand on the tech side of marketing and the other on relationships, I try to weave together the 'new school' with the 'old school'. When school's out, so to speak, I enjoy serving on the Arts Council Board and recreating in the surrounding mountain ranges.



TALLIE JAMISON
ASSOCIATE

406.600.8081

If you already own a piece of Big Sky and would like to sell or trade, consider using our unique team approach to marketing, networking, and negotiating.



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