Fun abounds every season at Georgetown Lake Estates. Summer includes spectacular sunsets, swimming, horseback riding, hiking, cycling, ATV riding, sapphire hunting, ghost town exploring, lake fishing, blue-ribbon trout fishing in nearby Rock Creek and more! Fall opens with awesome hunting in the nearby Anaconda-Pintler Wilderness and surrounding National Forest. Winter brings wonderful ice fishing and kite boarding just over the hill at Georgetown Lake, snowmobiling on groomed trails, snowshoeing and cross-country skiing in the surrounding pristine wilderness and downhill skiing at nearby Discovery Ski Area. Spring is a feast for the eyes right outside the front door–hiking through mountain splendor and fields of wildflowers beyond compare with fishing and picnics by Travelers Home Creek. Endless experiences meant for sharing with friends and family make Georgetown Lake Estates the perfect recreational paradise all year round.
A Brand New Front Yard Visitor with Mom!

Home Sweet Home!
OVERVIEW: This unique property consists of 20.25± deeded acres with multiple building sites overlooking year-round Travelers Home Creek as the west property boundary and is at the end of a county maintained road-year round access. It is zoned multi-family/light commercial, can be subdivided into a maximum of three parcels of no less than five acres and borders BLM land to the East. The property has underground power and telephone with high-speed DSL service, an exceptional water well (12GPM logged at ±80 feet) with multiple natural water springs and an underground 1000 gallon LP tank. The property includes a three bedroom, two full bath, energy-efficient home with 10’ x 50’ covered concrete patio across the front, 16’ x 30’ carport at the back and a 16’ x 18’ room addition. The home and improvements are all 2x6 wall construction with hardboard exterior and drywall interior covered by a steel roof over composition. Excavation has been completed for a 30’ x 40’ garage/workshop to the rear of the home. The home has vaulted ceilings throughout, solid maple kitchen cabinet doors, built-in china cabinet, kitchen island, walk-in pantry, master bath with Roman tub and separate shower, energy-efficient, vinyl-clad, double-pane, 45”x58” windows, Energy Star GE electric 40 gallon water heater, forced air heating from a propane furnace with electric blower, indoor pressure tank, sapphire blue carpeting, and mini-blinds throughout. The refrigerator, washer/dryer and gas cookstove remain with the property.

RECREATIONAL OPPORTUNITIES: Wildlife and bird viewing, swimming, fishing, hunting, horseback riding, hiking, snowmobiling are just a few of the recreational opportunities available from Georgetown Lake Estates. The big game hunting in the National Forest and the nearby Anaconda-Pintler Wilderness is unrivaled. Moose, elk, whitetail deer, mule deer, bear, mountain lions, eagles, owls, hawks, upland birds, and waterfowl are all here on the property. The willows along Travelers Home Creek provide shelter and water, making the front yard a perfect nursery for newborn wildlife. The Middle Fork of the famed blue ribbon trout fishery Rock Creek is just minutes away offering excellent fishing opportunities for trout. Discovery Ski Area is just up the hill and offers amazing skiing for beginners through the most experienced skiers.

NOTES OF INTEREST: Philipsburg is a small, friendly, western Montana town just 12 miles away with lots of heritage. It is rich in ghost towns and mining history. Two mines offer visitors the opportunity to actually mine for Montana sapphires. The Sapphire Gallery offers year-round, indoor mining and Gem Mountain offers outdoor mining during the summer months! It is home to the oldest operating jail, school and theatre in Montana. Famously, The Sweet Palace offers homemade salt water taffy and fudge, as well as world-class hand-dipped chocolates. Antique shopping, live summer theatre, fine dining, and too many other wonderful events and goodies to list make Philipsburg the perfect place to live. The Granite County Medical Center provides emergency medical care and nursing home facilities. The Anaconda Range graces the south and southeast, the Sapphire Mountains frame the west and the Flint Range rises in the east and northeast.

TOTAL ACREAGE: 20.25± deeded acres

PROPERTY TAXES: AVAILABLE UPON REQUEST

PRICE: $275,000
Georgetown Lake Estates
Tract 2A ~ 4.846± Acres

Travelers Home Creek

Fabulous Sunsets & Views from Atop the Hill
OVERVIEW: This unique property consists of 4.846± deeded acres with multiple building sites overlooking year-round Travelers Home Creek as the west property boundary and is less than 100 yards from the end of a county maintained road. The property has underground power and telephone with high-speed DSL service, is pre-approved for septic installation with a recorded test well site. The views from this property are wonderful with sunsets that will take your breath away. Trappers Trail, a hiking trail, borders the the east side of the creek on this property.

RECREATIONAL OPPORTUNITIES: Wildlife and bird viewing, swimming, fishing, hunting, horseback riding, hiking, snowmobiling are just a few of the recreational opportunities available from Georgetown Lake Estates. The big game hunting in the National Forest and the nearby Anaconda-Pintler Wilderness is unrivaled. Moose, elk, whitetail deer, mule deer, bear, mountain lions, eagles, owls, hawks, upland birds, and waterfowl are all here on the property. The willows along Travelers Home Creek provide shelter and water, making the west border of the property a perfect nursery for newborn wildlife. The Middle Fork of the famed blue ribbon trout fishery Rock Creek is just minutes away offering excellent fishing opportunities for trout. Discovery Ski Area is just up the hill and offers amazing skiing for beginners through the most experienced skiers.

NOTES OF INTEREST: Philipsburg is a small, friendly, western Montana town just 12 miles away with lots of heritage. It is rich in ghost towns and mining history. Two mines offer visitors the opportunity to actually mine for Montana sapphires. The Sapphire Gallery offers year-round, indoor mining and Gem Mountain offers outdoor mining during the summer months! It is home to the oldest operating jail, school and theatre in Montana. Famously, The Sweet Palace offers homemade salt water taffy and fudge, as well as world-class hand-dipped chocolates. Antique shopping, live summer theatre, fine dining, and too many other wonderful events and goodies to list make Philipsburg the perfect place to live. The Granite County Medical Center provides emergency medical care and nursing home facilities. The Anaconda Range graces the south and southeast, the Sapphire Mountains frame the west and the Flint Range rises in the east and northeast.

TOTAL ACREAGE: 4.846± deeded acres
PROPERTY TAXES: AVAILABLE UPON REQUEST
PRICE: $99,500
George Town Lake Estates
Tract 11 ~ Cabin on 20.02± Acres

View to the Southwest

View to the Southeast
**OVERVIEW:** This unique property consists of 20.02± deeded acres with a 14’x24’ log cabin built in 1862. There are multiple building sites overlooking year-round Travelers Home Creek as the east property boundary and it is at the end of a county maintained road. It is zoned multi-family/light commercial and can be subdivided into a maximum of three parcels of no less than five acres. The property has underground power and telephone with high-speed DSL service. The property has a driveway and building pad in place with roads on three sides. Access is year round. Multiple natural water springs keep the parcel lush and green. The views of the surrounding hills from this property are wonderful. The abundance of wildlife is astonishing on this parcel.

**RECREATIONAL OPPORTUNITIES:** Wildlife and bird viewing, swimming, fishing, hunting, horseback riding, hiking, snowmobiling are just a few of the recreational opportunities available from Georgetown Lake Estates. The big game hunting in the National Forest and the nearby Anaconda-Pintler Wilderness is unrivaled. Moose, elk, whitetail deer, mule deer, bear, mountain lions, eagles, owls, hawks, upland birds, and waterfowl are all here on the property. The willows along Travelers Home Creek provide shelter and water, making the west border of the property a perfect nursery for newborn wildlife. The Middle Fork of the famed blue ribbon trout fishery Rock Creek is just minutes away offering excellent fishing opportunities for trout. Discovery Ski Area is just up the hill and offers amazing skiing for beginners through the most experienced skiers.

**NOTES OF INTEREST:** Philipsburg is a small, friendly, western Montana town just 12 miles away with lots of heritage. It is rich in ghost towns and mining history. Two mines offer visitors the opportunity to actually mine for Montana sapphires. The Sapphire Gallery offers year-round, indoor mining and Gem Mountain offers outdoor mining during the summer months! It is home to the oldest operating jail, school and theatre in Montana. Famously, The Sweet Palace offers homemade salt water taffy and fudge, as well as world-class hand-dipped chocolates. Antique shopping, live summer theatre, fine dining, and too many other wonderful events and goodies to list make Philipsburg the perfect place to live. The Granite County Medical Center provides emergency medical care and nursing home facilities. The Anaconda Range graces the south and southeast, the Sapphire Mountains frame the west and the Flint Range rises in the east and northeast.

**TOTAL ACREAGE:** 20.02± deeded acres

**PROPERTY TAXES:** AVAILABLE UPON REQUEST

**PRICE:** $ 229,500
PhiliPs Burg AreA Info

The famous Pintler Scenic Byway, a 63 mile drive along Montana's first paved highway—Montana Highway 1, takes you from Anaconda to Drummond through the picturesque town of Philipsburg—Montana's 1998 Tourism Community of the Year, America's 2001 Prettiest Painted Place and 2006 Dozen Distinctive Destinations, and the Sonoran Institute's 2007 Building from the Best of the Northern Rockies. The scenic drive, Montana Highway 1, is an alternate route for travelers between Glacier and Yellowstone National Parks. It is one of the most beautiful drives in Montana! The Pintler Scenic Route follows Flint Creek through snow capped mountains, sage covered hills, by pristine lakes, and over open meadows. Philipsburg, 31 miles from I-90 in either direction, is the perfect hamlet in the Rocky Mountains for recreation any time of year.

Long the county seat of Granite County, Philipsburg has a rich history in mining and ranching. The roots of the area started as a booming mining town in the late 1800's. The National Historic District of over 50 structures, most downtown, is full of beautifully restored buildings from that era, complete with Historic District Lighting hung with gorgeous flower baskets in summer and lit wreaths in winter. Today these buildings are full of friendly shops, restaurants, cafes, saloons, lodging, the Granite County Courthouse, the Philipsburg Elementary School, the Philipsburg Public Library, the Opera House Theatre, and the Granite County Museum. Philipsburg is about an hour or so from the airports in Missoula (78 miles), Helena (92 miles) and Butte (52 miles). The town lies at an elevation of 5280 feet and is within a 30 mile drive of two National Wilderness Areas. With the Sapphire Mountains to the west, the Flint Range to the east and the Anaconda Range to the south, spectacular views make the Flint Creek Valley breathtaking year round. Live theatre and annual events liven things up in Granite County year round—Annual Flag & Flower Fling, Drummond Annual PRCA Rodeo, Mule Days, Annual Tractor Show & Triple Creek Quilt Show, St. Timothy's Summer Music Festival, Annual Lakester's Car Club BBQ & Fun Ride, Annual Rib Cook Off Challenge, Waffle Wednesday, Flint Creek Valley Days, Writers in the Round, Art & Jazz on Broadway, Shakespeare in the Park, Annual Back to the Fifties Sock Hop, the Rocky Mountain Accordion Celebration, Miner's Union Picnic & Mining Competition, Yule Night in Philipsburg, Annual New Year's Eve Gala, craft shows galore and more! Home to 938 people in the town itself, and 2,632 in Granite County, this area provides enjoyable activities all year round, gorgeous scenic views and a warm, family atmosphere.

The Philipsburg area is home to several ghost towns. During the hard rock mining heyday in the late 1800's, boom towns like “Pburg” popped up throughout the hills and valleys nearby. More than two dozen communities came and went, often dying overnight when veins of ore ran out or metal prices plunged. Today Granite County’s rich legacy of ghost towns attracts visitors from around the world. The bustling town of Philipsburg is arguably Montana’s best-preserved “ghost town” from the past. The town has the oldest operating jail, school and opera house in the state. The Granite County Museum & Cultural Center houses the Montana Ghost Town Hall of Fame.

One of the most popular attractions of the Philipsburg area is the sapphire mining offered to the public. It is pretty unusual that people are able to dig through gravel in search of rare, fine gems, but that is what is offered in Philipsburg. Year round, sapphire mining is available at The Sapphire Gallery and Gem Mountain. In 1894, the first load of sapphires shipped from the placer mines of Gem Peak, an area on Rock Creek near Philipsburg, to places as far away as Switzerland for watch jewels and fine instrument bearings. This was a world-class discovery and supply to meet a growing demand for corundum (sapphires and rubies). Sapphires were first mined in the Rock Creek deposit about 1892. That Rock Creek deposit was the only placer concentration plentiful enough for commercial mining of sapphires. Since those early days and continuing today, Montanans and visitors enjoy mining gemstones for fine jewelry. Rock Creek sapphires fill a niche worldwide.

Winter in Philipsburg brings downhill skiing at nearby Discovery Ski Area, over 200 miles of groomed and maintained snowmobiling trails, great snowshoe trails, cross country adventures, kit boarding, ice fishing, and an ice rink in the downtown area. Discovery Ski Area has something to offer just about any level skier. One of the fastest growing ski areas in Montana, Discovery has over forty runs ranging in level from easy green beginner slopes to double black diamond expert terrain. The most popular area for snowmobiling and kit boarding is Georgetown Lake and there is even a poker run or two a year. Ice fishing is a very popular winter sport at Georgetown Lake. The lake is a winter fisherman’s paradise with tents, huts, and fishermen dotting the surface of the lake from about December through March. In addition, there is readily accessible cross-country skiing and even the opportunity to do some dog sledding. Nearby cross-country ski trails include ungroomed trails at Georgetown Lake and Discovery Ski Area and groomed ski trails at the Mt.Haggin Nordic Ski Area.

In spring, summer, and fall visitors enjoy sapphire mining, ghost towns exploration, fantastic fishing, numerous hiking trails, scenic bike trails, boating, wildlife viewing, horseback riding, camping, water skiing, hunting and more. Towering snowcapped mountains, groves of pine trees, numerous streams and lakes, and pristine air provide an unparalleled hiking experience. The Anaconda-Pintler Wilderness offers everything from easy overnight trips to week long adventures, including a 45-mile segment of the Continental Divide National Scenic Trail. Philipsburg lies within reach of two major blue ribbon trout fishing streams—Rock Creek. 15 miles west of town, and the Big Hole River, 40 miles south of town. Blue ribbon streams are the best fishing streams in Montana, as designated by the Montana Department of Fish, Wildlife, and Parks. Rock Creek flows 29 miles through some of the most beautiful country in Western Montana. The salmon fly hatch in late May or early June is a fishing event that will not be easily forgotten. When autumn arrives, Montana prepares for hunting. Philipsburg is known for its wide array of game. One of the most sought after hunts in the entire world is that of the bighorn sheep. Rock Creek is home to many of these spectacular animals. In addition to bighorn sheep, the Philipsburg area offers elk, deer, moose, mountain lion, bear, mountain goats, and grouse hunting. There are several USFS campgrounds around the Georgetown Lake and the surrounding area, as well as several places that offer food and lodging. In the summer months, Georgetown Lake offers such activities as swimming, jet skiing, boating, water skiing, and fishing. The lake is home to rainbow trout, brook trout, and silver salmon.
With a land area of 145,552 square miles (376,978 km²), the state of Montana is the fourth largest in the United States. The western two-thirds of the state sports numerous mountain ranges (approximately 77 named) of the northern Rocky Mountains; thus the state’s name, derived from the Spanish word “montaña” meaning “mountain.” To the north, Montana and Canada share a 545 mile (877 km) border. The state borders the Canadian Provinces of British Columbia, Alberta and Saskatchewan, more provinces than any other state. To the east, the state borders North and South Dakota. To the south is Wyoming and to the west and southwest is Idaho.

The topography of the state is diverse, but roughly defined by the Continental Divide that runs on an approximate diagonal through the state from northwest to south-central, splitting it into two distinct eastern and western regions. Montana is well known for its mountainous western region. However, about 60% of the state is actually prairie, part of the northern Great Plains. Nonetheless, even east of the Continental Divide and the Rocky Mountain Front there are a number of isolated “Island Ranges” that dot the prairie landscape.

Montana also contains a number of rivers, many of which are known for “blue-ribbon” trout fishing that also provide most of the water needed by residents of the state, as well as being a source of hydropower. Montana is the only state in the union whose rivers form parts of three major North American watersheds: The Pacific Ocean, the Gulf of Mexico, and Hudson Bay that are divided atop Triple Divide Peak in Glacier National Park. Water is of critical importance to the state for both agriculture and hydropower. In addition to its rivers, the state is home to Flathead Lake, the largest natural fresh-water lake in the United States west of the Great Lakes. Man-made reservoirs dot Montana’s rivers, the largest of which is Fort Peck Reservoir, on the Missouri river, contained by the largest earth-filled dam in the world.

The state nickname is the “Treasure State.” Other nicknames include “Land of Shining Mountains,” “Big Sky Country,” and the slogan “the last best place.” The state ranks fourth in area, but 44th in population, and therefore has the third lowest population density in the United States. The economy is primarily based on agriculture and significant lumber and mineral extraction. Tourism is also important to the economy, with millions of visitors a year to Glacier National Park the Battle of Little Bighorn site, and three of the five entrances to Yellowstone National Park.
BOUNDARY LINES ARE ESTIMATES. THIS MAP IS NOT A LEGAL DOCUMENT. IT IS INTENDED FOR REFERENCE PURPOSES ONLY.
For more information or to schedule an appointment for a showing, please contact:

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