



## Rocky Mountain Peaks and Pristine Waters, Mineral County, Montana, 191.00 Acres

**\$1,100,584**

- Big Game, Fishing, Pond, Snow sports, Stream/River, Timberland, Waterfowl, Wildlife Viewing

With approximately 1/2 a mile of St. Regis River and 1/2 a mile of Little Joe Creek, this 191 +/- acres, features multiple ponds and borders USFS land offering a unique opportunity for those seeking tranquility and natural beauty. The diverse landscape of lush forests, meandering waterways, and abundant wildlife creates a recreational haven. Whether you're interested in hunting, fishing, hiking, bird watching, or simply soaking in Montana, this acreage provides the perfect backdrop.. The proximity to US Forest Service land expands your playground, offering endless trails and recreation opportunities. Watch the deer, elk, bears, turkeys, and other wildlife animals. For those dreaming of a private retreat or a sustainable living project, this property presents a blank canvas for your vision. With ample space for building, gardening, or creating a wildlife sanctuary, the possibilities are as vast as the landscape itself. Whether you envision a rustic cabin, a modern eco-home, or a cozy campsite, this land invites you to turn your dreams into reality.

Conveniently located just an hour from Missoula, MT, and two hours from Spokane, WA, this property offers easy access out of Saint Regis, MT. Nearby attractions include Lookout Ski Area and the scenic Hiawatha Trail. This property is nestled in what many consider to be the finest of Western Montana. The Saint Regis River in Western Montana is an approximately 33-mile tributary of the Clark Fork River, flowing east from the Bitterroot Mountains at Lookout Pass to the town of Saint Regis. Paralleling I-90, it is a very popular, accessible spot for fishing for cutthroat and rainbow trout. Nestled in the Bitterroot Mountains, the town of Saint Regis is surrounded by mountainous terrain and forests, and provides great access to I-90 and year round outdoor recreation.

- Street Address : 103 Little Joe Creek
- Lot Size Acres : 191.00 Acres
- Postal / Zip Code : 59866
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 165400, 535200, 5555
- County : Mineral
- Closest City : Saint Regis

### Home Info

### Taxes

Tax Year : 2025

Estimated Taxes per year are \$528.00

to include assessor 589500. Total for all four parcels.

### Broker Info



#### Mark and Jeannette Smith

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Mark and Jeannette – The Montana Dream Team bring a powerful combination of expertise, passion, and local knowledge to help clients find their perfect Montana property. Mark is a seasoned hunting guide in Northwest Montana with extensive experience in hunting, fishing, trapping, home construction, and extreme backcountry recreation. He specializes in bare land as well as hunting and fishing properties, leveraging his firsthand knowledge of Montana's rugged landscapes and recreational opportunities to help clients make informed decisions. Jeannette was born and raised on a cattle ranch in western Montana and holds a Master's degree from the University of Montana. With over 21 years in real estate and her broker's license, she currently serves as the Montana Regional Manager for Clearwater Montana Properties. Her diverse background spans education, ranching, healthcare administration, and life coaching, giving her a well-rounded perspective on client needs. Jeannette is also a member of the Sanders County Community Development Board of Directors, demonstrating her commitment to helping local communities grow while preserving Montana's unique recreational and cultural heritage. Holding designations including Broker, RRS, ABR, C2EX, and GRI, Jeannette specializes in recreation homes and cabins, water frontage, retirement homes, and ranches. Together, Mark and Jeannette focus on top-notch customer service, truly listening to their clients to guide them toward the right property. Whether you're seeking a dream home, cabin, retreat, or hunting/fishing property, the Montana Dream Team is ready to make your Montana real estate dreams a reality. Call, text, message, or email them today at (406) 270-3921 to begin your journey.

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