



**Bull River Retreat, Sanders County, Montana, 10.15 Acres**

**\$545,000**

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

Tucked away in the heart of NW Montana wilderness, this rare 10.18-acre retreat borders thousands of acres of pristine US Forest Service land, offering unmatched privacy, recreation, and year-round access on Otter Lane. Surrounded by towering cedar trees, abundant wildlife, and the peaceful sounds of seasonal Otter Creek, this property is the definition of Montana mountain living. The property features two separate cabins, two septic systems, a private well, 6 outbuildings, including a woodshed/tool shed and generator shed for the A-frame. A large cedar storage shed midway up the road. By the small cabin is an open woodshed, an outhouse, and the water shed. There is phone and internet availability—providing the perfect balance of off-grid independence and modern comfort. The charming A-frame cabin offers nearly 1000 square feet with an open two-story floor plan, new flooring, king sized bed in the loft, a beautifully updated bathroom, and a spacious deck overlooking the creek and forest. The cedar shake roof has been replaced with durable metal for added fire protection, and a brand-new Lopi wood stove keeps the cabin warm, efficient, and cozy through every season. Perched above the property to capture breathtaking views of the Cabinet Mountain Range, the newly built cabin was thoughtfully designed and crafted in Idaho. Warm and inviting, it features a full kitchen, bathroom, running hot water, wood-burning stove, and a king-size loft bed—creating the perfect guest quarters, rental opportunity, or private getaway. Meticulously thinned and groomed into a park-like setting for fire resistance and camping opportunities, the land itself is a true highlight. Mature trees, including cedar and tamarack, provide plentiful firewood, and peaceful natural surroundings which creates an incredibly serene atmosphere ideal for relaxation, writing, recreation, or simply escaping the noise of everyday life. Located in an outstanding hunting and fishing area, this property is a dream basecamp for outdoor enthusiasts. Whether you are looking for a full-time residence, family retreat, income-producing investment, or private wilderness escape, the possibilities are endless. Generate additional income through Hipcamp, VRBO, Airbnb, or cordwood sales, while enjoying an incredibly low cost of living with no water bill, electric bill, or cable bill. The "water shed" by the upper cabin has the holding tank for the water, a flex pressure tank,

and a jet pump recently installed. Both cabins have an on-demand hot water heater. There is a propane wall heater in the bathroom. There is a Hondo 2000 and 5000 generator and a propane refrigerator, propane stove, and wood stove. The A-frame house is powered by a Hondo 2000 and 8000 generator, propane stove, propane refrigerator, and a Lopo wood stove. Each cabin has a new Casper King sized bed, which are included with the sale. Quiet, secluded, and surrounded by nature—this is Montana living at its finest.

### Main Info

- Street Address : 35 Otter Lane & 12 Wayback Circle
- Lot Size Acres : 10.15 Acres
- Postal / Zip Code : 59853
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 16384 &16315
- County : Sanders
- Closest City : Noxon

### Home Info

- Year Built : 1980
- Baths : 1
- Square Feet Main House : 988 square feet
- Bedrooms : 1

### Taxes

Tax Year : 2026

Estimated Taxes per year are \$1,893.00

Per county records

### Broker Info



#### Mark and Jeannette Smith

(P:) [406-847-3400](tel:406-847-3400)

(M:) [406-270-3921](tel:406-270-3921)

[jeannette@cmpmontana.com](mailto:jeannette@cmpmontana.com)

[cmpmontana.com](http://cmpmontana.com)

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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