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**Tranquil Sanctuary, Sanders County, Montana, 37.5 Acres**

**\$975,000**

- Big Game, Fishing, House, Water Rights, Wildlife Viewing

A beautiful property with lots of options! Spectacular views of the Noxon Reservoir and surrounding mountains from this 37.5 acre sanctuary! Perfectly situated to capture the sunset from the back covered porch and jacuzzi hot tub, this 4 bed/3 bonus rooms and 4 bath Cyprus log home is ready to go for a lodge, B&B, vacation rental, or retreat. The home has a large porch area and an attached oversized 2 car garage. The 28' x 48' shop provides plenty of room for vehicles and toys. The attached 16' x 48' lean-to gives extra cover for the RV or boat. Behind it is a 28' x 30' hay barn. The enormous 50' x 70' garden area has an orchard, raised veggie beds, flowers, and a chicken coop. The home is open concept and has a dual facing rock fireplace in the living room and the master suite. The heat is a dual system with a propane boiler and heat pump. There is a double propane fireplace that can be enjoyed from the living room and the primary bedroom. The kitchen has all new appliances and has been updated.

The home is also set up for single level living with everything you need on the main level. With the spring water system, southern exposure, garden, fruit trees, berries, chicken coop, and barn, this property is set up to be self-sustaining. Grow

your own food, raise your own animals, hunt wild game, and fish in the Noxon Reservoir.

Enjoy the herds of elk, deer, and turkeys who wander through the property on a daily basis.

The sun sets in the west over the water, creating breathtaking sunsets any time of the year.

### Main Info

- Street Address : 17 Tranquil Lane
- Lot Size Acres : 37.5 Acres
- Postal / Zip Code : 59874
- Lot Size Square Feet : 1633500 square feet
- State / Province : Montana
- Dwelling : Yes
- County : Sanders
- (Assessor) Parcel Number : 10599
- Closest City : Trout Creek

### Home Info

- Year Built : 2003
- Building Features : Shop, Outbuildings, Other Storage, Hay Shed, Garage, Barn
- Square Feet Main House : 3850 square feet
- Baths : 4
- Bedrooms : 7

### Taxes

Tax Year : 2023

Estimated Taxes per year are \$3,671.00

County records

### Broker Info

Mark and Jeannette Smith **Mark and Jeannette Smith**

**Clearwater Montana Properties**

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Mark and Jeannette bring the ideal combined expertise in all areas of real estate to make up the Montana Dream Team! Mark is a hunting guide in NW Montana and brings the unique skill sets of hunting, fishing, trapping, home construction, and extreme back country recreation. He specializes in bare land and hunting and fishing properties. Jeannette was born and raised on a cattle ranch in western Montana and graduated with her Master's degree from the University of Montana. She has a diverse background in education, ranching, healthcare administration, and life coaching. She has been in real estate for 18 years, has her brokers license, and is the Montana Regional manager for Clearwater Montana Properties. Jeannette is on the Sanders County Community Development Board of Directors and is passionate about helping local communities grow and thrive, while retaining the unique recreation and cultural aspects that make Montana so special. With designations including Broker, RRS, ABR, C2EX, she specializes in recreation homes and cabins, water frontage, retirement homes, and ranches. This team will help meet all of your real estate needs and focus on top notch customer service and really listening to their clients. Call, text, message or email them to begin your journey to find the perfect Montana dream property, home, cabin, retreat, or hunting/fishing property of your dreams at (406) 270-3921.

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