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**Beautiful Horse Property, Sanders County, Montana, 48.5 Acres**

**\$999,000**

- Big Game, Equestrian, House, Snow sports, Timberland, Wildlife Viewing

Hard to find horse property on 48.5 acres, bordering Forest Service! Includes a custom 2200 sq ft log home built in 2018, a 32 x 48 horse barn with 6 stalls & 2 tack rooms and a full upstairs loft for hay storage, 20 x 20 guest log home, rustic cabin, chicken coop, dog pen, horse corrals, & a large garden area with 4 apple, 1 crab-apple, 1 pear, 2 plum, 2 peach, 3 cherry, & 2 fig trees, blueberries, blackberries, raspberries, boysenberries, strawberries, asparagus, rhubarb, & 3 grapevines. With power, 20 gpm well, septic system, & internet, this property is set up with all of the modern conveniences, yet perfect for self-sufficient living. This area is a wildlife corridor know for great hunting opportunities. Located less than a mile from public access to the Clark Fork River, so perfect for fishing & water enthusiasts. The property has an undeveloped spring and is a great mix of timber and some open pasture areas.

**Main Info**

- Street Address : 40 Eddy Creek Road
- Lot Size Acres : 48.5 Acres
- Postal / Zip Code : 59589
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 1696
- County : Sanders
- Closest City : Plains

### Home Info

- Year Built : 2018
- Building Features : Shop, Outbuildings, Other Storage, Horse Stables, Hay Shed, Dog Kennel/Run, Bunk House
- Square Feet Main House : 2200 square feet
- Baths : 2
- Bedrooms : 2
- Half Baths : 1

### Taxes

Tax Year : 2024

Estimated Taxes per year are \$1,119.00

Per county records

### Broker Info

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

**Clearwater Montana Properties**

**(P:) 406-847-3400**

**(M:) 406-270-3921**

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

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

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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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