



**CoolRainey Pines- Gateway to the Bitterroot Selway, Ravalli County, Montana, 2.92 Acres**  
**\$1,620,000**

- Big Game, Equestrian, House, Income producing, Wildlife Viewing

Imagine nearly 30 million acres of wilderness out your back door. Whether your passion is hiking, hunting or horseback riding, you could not ask for a better base camp than this beautiful log home.

Nestled in the heart of Western Montana, this 2.96 acre horse property is your gateway to the Selway Wilderness and Bitterroot National Forest. With private wilderness access, you are steps away from miles of trails, surrounded by the best fishing and hunting Montana has to offer. A place that offers freedom and a deep connection to the land.

The D-Log home offers 3 bedrooms and two bathrooms with a daylight basement and two full kitchens. Exposed beams, tongue and groove walls, and wood stove offer a true Montana feel.

Pastures, horse shelters, a barn, freeze-less automatic waterers, and a tack room are ready to welcome your equine companions while an RV hookup offers flexibility for visitors.

Private access to Coyote Coulee trail is yours to enjoy. This safe and shady path meanders through the landscape, crossing nine crystal-clear creeks along the way. This trail is more than just a route; it is an invitation to explore, to connect with

nature and experience the true essence of Montana Living.

Originally a family transfer, the neighboring home and property is also for sale. Combined, the two properties would make the ultimate retreat for a large family or phenomenal location for a recreation based business.

All this privacy and access to hunting and fishing and this still offers the amenities you would expect in a home much closer to town. This home is located just 15 minutes south of Hamilton Montana, offers high speed internet access and is just minutes from the fire department. Seclusion, safety and peace all reside here.

#### Main Info

- Street Address : 456 Blue Jay Lane
- Lot Size Acres : 2.92 Acres
- Postal / Zip Code : 59840
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 0001221400
- County : Ravalli
- Closest City : Hamilton

#### Home Info

- Year Built : 1981
- Building Features : Storage Shed, Shop, Outbuildings, Horse Stables, Hay Shed, Dog Kennel/Run, Corrals
- Square Feet Main House : 1715 square feet
- Baths : 2
- Bedrooms : 3
- Elevation : 4280

This home and property is all about location. The property is surrounded by wilderness and truly gives the occupant back door access to a world few will ever experience. Thoughtfully cleared of trees and brush, this property is sunny and open allowing for gorgeous views of the tips of the Sapphire mountains and opening up pastures for grazing. This clearing of foliage also allows for excellent fire safety. The defensible space cleared around the property and the metal roof lend to safety and peace of mind.

Hamilton Montana is just 15 minutes north of the property and has a wonderful downtown with dining, shopping and small town charm. Missoula Montana is just one hour north and provides an international airport to the region.

Information is deemed to be reliable, but not guaranteed by agent or brokerage. Buyers and their agents are encouraged to conduct due diligence. Proof of Funds must be provided to Listing Agent prior to scheduling any showing. Please allow 24 hour notice for appointments, Listing agent will attend all showings

#### Taxes

Tax Year : 2024

Estimated Taxes per year are \$1,482.00

#### Broker Info

Cassie Sabo

**Cassie Sabo**

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As a 5th generation Montanan, raising the 6th, I deeply value everything Montana has to offer. Whether you're looking to sell your current property, find a plot for your Bitterroot Valley dream home, seek a townhouse in the bustling city of Missoula, or yearn for a mountain cabin to escape it all, I am eager to turn your real estate aspirations into reality. With over 20 years of experience in the beautiful Western Montana region, I am well-equipped to guide you through our diverse landowner opportunities and the lesser-known paths. If you spot me at a child's sports game, the county fair, or a vintage market, I'd be delighted to discuss how I can support your residential, commercial, or rental property endeavors.

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