



**Green Ridge Views, Sanders County, Montana, 61.4 Acres**

**\$950,000**

- Big Game, Equestrian, Off-Road, Snow sports, Timberland, Wildlife Viewing

61+ acres bordering USFS land with stunning views of the Noxon Reservoir and surrounding mountains! Property is split into three 20+ acre parcels with separate legal descriptions. Perfect for a retreat, family compound, trophy home, or hunting cabin, there are no covenants or restrictions. This area is known for great hunting with direct access to USFS, which is a haven for elk, white tail deer, bears, and other animals with pockets of springs. Access is a 60 ft easement off Hwy 200 through other private property, which stops at the gate to this property. Power is close to the property line. Covered in mature timber with open meadow areas, the property is a mix of level build sites and southern facing slope.

- Street Address : Nhn Green Ridge Road
- Lot Size Acres : 61.4 Acres
- Postal / Zip Code : 59853
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 11398, 11484, 11487
- County : Sanders
- Closest City : Noxon

### Taxes

Tax Year : 2025

Estimated Taxes per year are \$104.00

### Broker Info

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

**Clearwater Montana Properties**

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

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

**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 20 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, GRI, 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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