



Peaceful, Private Mountain Retreat, Sanders County, Montana, 20.00 Acres

\$960,000

- Big Game, Equestrian, House, Off-Road, Snow sports, Water Rights, Wildlife Viewing

Extremely private & quiet, bordered on two sides by USFS and at the end of the road, this level 20-acre horse property is ready for you, your horses, & your dogs! Includes a metal sided 40 x 68 x 16 shop house built in 2023 with 4 horse stalls, full RV hook-up, 15 gpm well, spring water rights, septic system, 40 x 56 x 14 pole barn with two 12 ft lean to's on each side, 28 x 36 cinder block structure, 6 frost free spigots, and unlimited wildlife. The main shop house has 2,884 sq ft of living space with 3 bedrooms and 3 bathrooms. On the main level is the kitchen, walk in pantry, utility room, living room, bedroom, and bathroom. Upstairs is a primary bedroom with ensuite bathroom, guest bedroom, guest bathroom, an office, large workout room, storage room and a 2nd story deck. The shop area is 1920 sq ft and the 4 horse stalls are 10.5 x 16, with an 8 ft walkway between. There is a 12-ft lean-to off one side for storage & a separate large chain link dog area connected to the shop.

The living area is heated with a Fujitsu forced air & heating unit with a heat pump. There are also two wood stoves, one on each level. The home has extra insulation with spray foam and Rockwool insulation. The home has a standby 23 KW Generac generator, run by propane and there are two propane tanks on the property that are leased. The shop has a propane wall mounted heater. The pole barn was built in 2023 and is 40 x 56 x 14 with two 12-ft lean to's on each side. The cinder

block structure was built in 1979 and is 28 x 36. The property is set up for horses with fencing and corrals. This area is known for abundant wildlife including elk, deer, rabbits, wild turkeys, and grouse. The property is bordered on two sides by USFS land and is level and has mature trees. The trees could be thinned out to open up a great view of the Noxon Reservoir. The property is set up for horses and dogs and has various fruit trees and berries. Ready for your finishing touches! Additional 20 acres also listed that is close to this property that could be purchased to add to acreage, MLS #30041037. Also 60 acres bordering USFS just adjacent could be added, MLS #30054478. Panels are negotiable

Main Info

- Street Address : 54 Red Fir Lane
- Lot Size Acres : 20.00 Acres
- Postal / Zip Code : 59853
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 10687
- County : Sanders
- Closest City : Noxon

Home Info

- Year Built : 2023
- Building Features : Shop, Outbuildings, Other Storage, Horse Stables, Hay Shed, Garage
- Square Feet Main House : 2884 square feet
- Baths : 3
- Bedrooms : 3

Taxes

Tax Year : 2025

Estimated Taxes per year are \$4,510.00

Broker Info

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 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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