



## Lotawater Luxury Living, Sanders County, Montana, 27.8 Acres

**\$599,000**

Family compound, campground, investment, rental income . . . the possibilities are endless on this 27.8 acre parcel with 3 homes, and numerous outbuildings. Quick, easy access off Hwy 200, yet surrounded by trees, framed by sweeping mountain views in all directions. Additional 40 acres with large pond and Avista water frontage available. The property includes the main home built in 1979, 4 bed 3 bath, 2368 sq ft, 2 car attached garage, that was the showcase of the property in its prime. It is solid with original rock fireplaces, original metal light fixtures, and extensive wood beams throughout. Decks overlook the large pond on the adjacent 40 acres. The guest house is 1152 sq ft, 2 bed, 2 bath with detached garage. The single wide mobile home is 896 sq ft and in good condition. Outbuildings include a 41' x 96' shop with cement floors, completely insulated, and has power, a 24' x 24' garage, also insulated with a cement floor, a 28' x 31' detached garage, a pole frame building and several sheds. Walking through this property is like stepping back into another time. Imagine the decadence of this property back in the 1980's and 1990's . . . in its prime it was one of the nicest estates in the area and it hosted parties and weddings. The grounds were landscaped and immaculate and the owners took real pride in their home. The property now needs updated and the current owners had dreams of opening a camp or retreat, but just don't have the time to put into this unique property. The potential is there, it is just waiting for the right buyer with the vision of restoring this property to its original grandeur or converting it into a camp or income producing property. Rent out the 3 homes, build cabins, put in an RV park. If you can imagine it, you can build it! No zoning or restrictions, so let the creativity begin. The property is covered in mature shade trees and has 4 wells. You could put in gardens, have animals, or fix it up into your own oasis.

### Main Info

- Street Address : 8, Lotawater
- Lot Size Acres : 27.8 Acres
- Postal / Zip Code : 59853
- Dwelling : Yes
- State / Province : Montana
- County : Sanders
- Closest City : Noxon

## Home Info

- Year Built : 1979
- Square Feet Main House : 4416 square feet
- Bedrooms : 6
- Building Features : Outbuildings
- Baths : 5
- Elevation : 0

## Taxes

Tax Year : 2018

Estimated Taxes per year are \$3,614.00

Lot 2A-1 of the amended Lot 2A of the amended Lot 2 of Jensen Minor Subdivision (COS 3062RB) located in portions of the N1/2 of S5, T26N, R33W and the S 1/2 of S

## Broker Info



### Mark and Jeannette Smith

Clearwater Montana Properties

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### Co-listing with: Clearwater Properties

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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