



Indoor/Outdoor Recreational Delight, Sanders County, Montana, 11.73 Acres

\$275,000

- Big Game, House

Tucked away on a wooded lot, this home borders State land offering recreational & hunting opportunities right outside the door! 2 beds, 2 baths, bright, airy, comfortable 2-story home with maintenance free siding. Kitchen features custom cabinetry with granite counter tops that are reminiscent of a huckleberry patch. The large deck lends the feeling of being in a tree house. Abundant wildlife, view of Baldy Mountain & eastern sun exposure are benefits of this mixed topography 11.73 acre property. There is a carport for 2 vehicles with an enclosed workshop or garage & a woodshed. An old post & pole cabin is in poor condition but adds charm. Located at the end of a maintained county road with a 20 gpm well to add value to this one-of-a-kind property.

Main Info

- Postal / Zip Code : 59859
- Lot Size Acres : 11.73 Acres
- State / Province : Montana
- Dwelling : Yes
- County : Sanders
- Closest City : Plains

Home Info

- Year Built : 2002
- Baths : 2
- Bedrooms : 2
- Elevation : 0

Taxes

Tax Year : 2016

Estimated Taxes per year are \$1,227.00

SAMMONS TRUCKING, S26, T21 N, R26 W, LOT 028

Broker Info



Kevin Wetherell

Clearwater Montana Properties

(P:) 406-677-7030

(M:) 406-677-4040

Kevin@CMPMontana.com

cmpmontana.com

Kevin is the Broker/Owner of Clearwater Montana Properties, Inc. He believes that providing you with knowledge of the land and area is key to guiding you to make the right choices. Born a 5th generation Montanan, his extensive knowledge of Montana enables him to shoot straight with knowledge behind him and to not only present the positives of a property, but the negatives as well. He has extensive knowledge of all aspects of land use and development including hunting, fishing, pond development, water management, tax advantaged conservation easements, wildlife management, habitat development, roads, and ecological concerns as well as an understanding of local politics, all enabling you to realize your goals more quickly. He believes in advancing his real estate education and has obtained his CRB (The Council of Real Estate Brokerage Managers), GRI (Graduate of Realtors Institute), RRS (Resort and Recreational Specialist) designations, as well as extensive real estate brokerage management and supervision. Kevin enjoys elk hunting, fly fishing, downhill skiing, hiking, and basketball.

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