



## Self Sustaining Farm, Sanders County, Montana, 99.89 Acres

\$624,000.00

- Agriculture, House

Among the green forests and mountains of Western Montana, you can find your dream home on 100 acres of woods and meadows. This area is an outdoor lover's dream with mostly public lands, water and ever changing seasons. The owners are motivated to find the right people to enjoy this exclusive property.

A liberal conservation easement protects the natural beauty, fertile soil (no rocks) and abundant wildlife while encouraging farming and forestry. There are ponds and gardens with mature fruit trees; apple, pear, plums and a variety of berry bushes, an irrigation ditch for watering, outbuildings and much more. The well has plenty of excellent water.

The home has a lot of wood interior with nearly 3500 sq. ft. It boasts an open floorplan with Scandinavian flair. There are 4 bedrooms, 2 baths and a large practical kitchen. There is wood heat and two heat pumps for additional heating and cooling.

The surroundings are maintained with a defensible space for wildfire safety and offer a great environment to roam, ride and discover.

### Main Info

- Postal / Zip Code : 59874
- Lot Size Acres : 99.89 Acres
- State / Province : Montana
- Dwelling : Yes
- County : Sanders
- Closest City : Trout Creek

### Home Info

- Year Built : 1991
- Square Feet Main House : 3475 square feet
- Bedrooms : 4
- Building Features : Outbuildings, Barn, Other Storage
- Baths : 2
- Elevation : 0

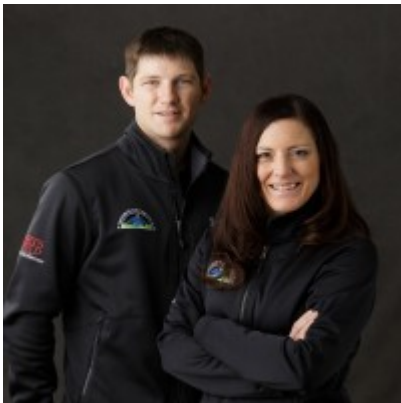
## Taxes

Tax Year : 2017

Estimated Taxes per year are \$1,324.00

S30, T25 N, R31 W, PLAT N E2SWSE 19.95 AC & N2SE COS 1270 PLAT P 79.94 AC

## Broker Info



### Mark and Jeannette Smith

Clearwater Properties

(P:) 406-847-3400

(M:)406-270-3921

[jeannette@cmpmontana.com](mailto:jeannette@cmpmontana.com)

[cmpmontana.com](http://cmpmontana.com)

Co-listing with: Clearwater Properties / Mark and Jeannette Smith

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 after working for years as a real estate salesperson, has recently obtained her broker's license. 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. 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. Give us a call today to find the home, cabin, retreat, or hunting/fishing property of your dreams at (406) 270-3921.

© 1996 - 2018 Sports Afield Trophy Properties. All Rights Reserved Please read Sports Afield Trophy Properties Privacy Policy and Legal Notices.

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."