



Little Bitterroot Ranch, Sanders County, Montana, 160.00 Acres

\$599,000

- Agriculture, Equestrian, House, Income producing, Wildlife Viewing

160 acre Montana Ranch. Looking for peace, solitude and the simple life? This idyllic location sits sheltered in its own valley, bordered by the Little Bitterroot River and close to the Upper Dry Fork Reservoir. Currently used as a cattle ranch it includes corrals, barn, sheds, shops, and irrigation equipment. 40 acres irrigated, 55 acres sub-irrigated. No highways, no trains, no noise. You couldn't ask for a more pastoral and picturesque setting. The home is a 3 bed 2 bath is cozy with a large garden tub and is heated by an outdoor wood burner. The original homestead home and shop built in 1900 are still on the property. There is a guest cabin, green house, and 360 degree views. Additional acreage available.

Main Info

- Postal / Zip Code : 59848
- Lot Size Acres : 160.00 Acres
- State / Province : Montana
- Dwelling : Yes
- County : Sanders
- Closest City : Lonepine

Taxes

Tax Year : 2018

Estimated Taxes per year are \$3,125.00



Mark and Jeannette Smith

Clearwater Montana Properties

(P:) 406-847-3400

(M:) 406-270-3921

jeannette@cmpmontana.com

cmpmontana.com

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.

© 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."