



## **Bull River Retreat, Sanders County, Montana, 148.00 Acres**

**\$1,950,000**

- Big Game, Fishing, House, Off-Road, River Frontage, Snow sports, Water Sports

This truly unique, historic 148 acre Cabinet Mountain View Ranch, located in the most scenic part of the Bull River Valley, surrounded by USFS and wilderness, with miles of Bull River frontage, has been maintained as a private retreat for the past 50 years. This ideal NW Montana hunting, fishing, and outdoor recreation spot is the perfect base camp. Build your dream home or just camp out, the possibilities are limitless! The unmatched scenic mountain views rival Glacier National Park, minus the crowds. With no conservation easement there are no restrictions on future use or development. The upper part of the property is covered in mature timber with direct access into USFS. The property can be accessed year round by Hwy 56 and has a series of roads throughout.

Quaint cabins provide a rustic, charming spot to camp and relax away from the stress of the regular world. In addition there are multiple build sites with spectacular views. Approximately 50% is pasture land and 50% is timber land. There are water rights and the mineral rights go with the property. A year-round spring on the forested side provides plenty of water to tap into and an abundant well is on the pasture side. The sleeping cabins are perfect for a few guests to camp out in and enjoy the scenery and serenity of this area. A large level area provides plenty of room for campers and RV's and has hook-ups. There are no fences or boundaries. . .drive, walk, ride, paddle, or float from Cabinet View Ranch directly into the Kootenai National Forest and Cabinet Mountains Wilderness. There are many ways this beautiful, large property could be enjoyed: As a working farm or ranch; year-round home; wilderness retreat; hunting lodge; fishing base camp; weekend camp spot; or what your Montana dream looks like. . .located in the heart of NW Montana world class hunting, fishing, hiking, boating, skiing, snowmobiling areas.

- Street Address : 1418 MT Hwy 56
- Lot Size Acres : 148.00 Acres
- Postal / Zip Code : 59853
- Dwelling : Yes
- State / Province : Montana
- County : Sanders
- Closest City : Noxon

### Taxes

Tax Year : 2019

Estimated Taxes per year are \$564.00

County records

### 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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