



## A River Runs Through it, Sanders County, Montana, 50.28 Acres

**\$999,000**

- Big Game, Equestrian, Fishing, House, River Frontage, Snow sports, Stream/River, Water Rights, Wildlife Viewing

The TX Ranch is 50 acres of pure NW Montana paradise! The property is bordered on 2 sides with USFS. Big Beaver Creek meanders through the property with fishing pools filled with trout. The meadows are perfect for horses and frequented by the herds of elk and deer that live in the valley. The custom built 3,894 sf ft log home has 2 master suites, wrap around porch, office area, full basement, and a fireplace. The triple car garage has a wood working shop in the back and a guest apartment upstairs. The barn is 30' x 60' with extra storage for hay. The property is fenced and crossed fenced for animals and a portion is put up in hay each year. This quiet, private area is away from it all, no highway or train noise. The amazing mountain scenery changes with the season

As a young boy, growing up in Washington DC, reading the Sports Afield magazine, the owner spent time hunting and fishing with his father and grandfather. In 1970 he made his first trip to Montana - "The Last Best Place." After that first visit to Montana, he returned for visits several times over the years and the dream continued to grow stronger. This dream eventually became reality with the purchase of the TX Ranch, outside of Trout Creek, on Big Beaver Creek. He started construction on the ranch and in May 2003, moved into the house. Sitting on his front porch he has watched a heard of elk in the pasture, moose trotting through, a bear standing up and a wolf reacting to his words. During all of this he can picture his father sitting in his chair reading Sports Afield or Field & Stream or Outdoor Life and dreaming of that great hunt or casting for the German Brown and now he is living that dream for them both!

This area is a sought after hunting, fishing, and outdoor recreation paradise. With a few large private parcels in the creek bottom, the rest is USFS land that extends for millions of acres in all directions. For more information on this amazing property.

### Main Info

- Postal / Zip Code : 59874
- Lot Size Acres : 50.28 Acres
- State / Province : Montana
- Dwelling : Yes
- County : Sanders
- (Assessor) Parcel Number : 6651
- Closest City : Trout Creek

### Taxes

Tax Year : 2019

Estimated Taxes per year are \$3,343.00

County records

### Broker Info



#### Mark and Jeannette Smith

Clearwater Montana Properties

(P:) 406-847-3400

(M:) 406-270-3921

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

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