



### **Bull River Runs Through It, Sanders County, Montana, 47.00 Acres**

**\$1,170,000**

- Big Game, Fishing, House, River Frontage, Snow sports, Upland Bird, Wildlife Viewing

"Bull River Runs Through It." Private, peaceful Dream Montana self sufficient get-away property tucked in the majestic Bull River valley on 47 acres. With the river meandering through the meadow, backed by USFS, with towering snow capped peaks, this property is the perfect retreat. The completely remodeled 4 bed 3 bath home has the perfect mix of modern conveniences and wood & rock accents. The guest cabin has true Montana rustic charm. The 30 x 40 shop has room for everything. Launch your kayak in the river, throw out your fishing line, and watch the abundant wildlife wander through. The Back to Eden garden area is ready to produce all of the fresh crops you need. Hunt on your own property or on the surrounding National forest. A back up generator is hooked up just in case.

The home boasts granite counter tops and hardwood (pecan) flooring. The complete remodel also includes new carpet, new appliances, new lighting, new kitchen, new bathrooms, and all new paint. The guest cabin has a full bathroom and laundry area.

The property is set up perfectly for preppers with plenty of storage, back up generator, garden area, great fishing, and hunting.

The shop is insulated, has a cement floor, wood stove, and has 220 amps. The yard has been completely landscaped and has an underground sprinkler system.

Wildlife seen on this property includes bears (including Grizzly), elk, deer, bighorn sheep, eagles, moose, and all types of waterfowl and other native birds.

This property is located just minutes from Bull Lake, the Ross Creek Cedars, and the Cabinet Gorge Reservoir. Also close

to numerous USFS trailheads and the Swinging Bridge on the Kootenai River. The Bull River Valley is an undiscovered gem with some of the most spectacular scenery in the entire area.

The property is protected by a conservation easement that ensures that this property will never be subdivided and it maintains a buffer for wildlife habitat.

### Main Info

- Street Address : 963 Mt Hwy 56
- Lot Size Acres : 47.00 Acres
- Postal / Zip Code : 59853
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 16374 & 16375
- County : Sanders
- Closest City : Noxon

### Taxes

Tax Year : 2019

Estimated Taxes per year are \$1,916.00

County records

### Broker Info



#### Mark and Jeannette Smith

Clearwater Properties

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Co-listing with: Clearwater Properties, Sharon Denton

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 18 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, 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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