



## Old Trail Point, Sanders County, Montana, 42.00 Acres

**\$529,000**

- Big Game, Equestrian, Fishing, House, Snow sports, Stream/River, Waterfowl, Wildlife Viewing

Bordering Forest Service, this 42 acre, self-sufficient Montana retreat has it all, including home with electricity and internet, large shop, barn, corrals, chicken coop, greenhouse, garden area, hops garden, pond, well, & Stevens Creek frontage. The 2 bed 2 bath home is 1500 sq ft, has a covered porch and cabin charm. The 2160 sq ft garage & shop has a bonus guest room and a lean-to for more storage. The barn has hay storage, two loafing sheds, and a tack room. Take advantage of the 3 trailheads within a mile of the property. Situated along year-round Stevens Creek, this property provides many opportunities to view wildlife, including moose and elk. Enjoy sweeping views of the stunning Cabinet Mountains. In addition to Stevens Creek, a seasonal pond and well provide plenty of water.

Additional Information -

2 bedroom\*, 2 bath, 1500 square foot home with great room\*\*.

\*Flex room in main house (office / craft / workout) w/ optional Murphy bed. Can be used as a third bedroom. Inflatable bed (queen size) is also available.

Laundry room includes 3' X 8' (+/-) countertop workspace, multiple cabinets for storage, a "deep tub" wash sink and a built-in coat hanger / mirror.

Jacuzzi tub in Master Bath.

Oversized master closet (large enough for a gun safe).

Heated floors in both bathrooms.

Center island (movable) in kitchen to maximize workspace. Includes breakfast bar and stools.

Kitchen countertops installed with backsplash (tile).

Kitchen refrigerator includes water line for drinking water / ice production.

Central propane heater controlled by internet connected thermostat.

Mahogany, Chimney Free, Electric Fireplace (26" firebox) in living room. Pre-installed chimney pipe in living room for

wood stove installation if desired (wood stove w/ all related parts is available).  
 Electric heaters (portable) for both bedrooms and [1]ex room are available.  
 Upgraded internet connection infrastructure (3/20)  
 Prewired for satellite TV (two dishes are available).  
 Water filter installed (located in crawl space).  
 Vaulted ceiling with ceiling fan in Great Room.  
 235 square foot covered porch with unblocked views of Stevens Peak / Stevens Ridge.  
 12" X 12" ceramic tiled doors in Laundry room and both bathrooms.  
 "Tobacco Road" Acacia hardwood flooring (1/2" x 5") throughout the balance of the home.  
 2160 square foot double garage\*\* / shop / storage / bonus room / lean to:  
 - 25' X 30', high clearance, insulated garage w/ concrete floor. High clearance rollup door (12' X 12') for RV access. 2X Halide lights provide excellent lighting. Ceiling is Fitted with stove pipe chimney and a wood burning stove is included (needs additional stove pipe). Considerable stockpile of stored, milled, lumber is included.  
 - 25' X 30', high clearance, insulated garage w/ gravel door. High clearance roll up door (12' X 10') for RV storage. Has additional garage door (8' X 10') w/ remote opener. Includes exterior LED, motion activated, spot lights.- 12' X 30" Heated, storage / pantry room with built in shelving (approx. 444 sq. ft.)  
 - 12' X 9' Shop with built in tool storage cabinet, wall mounted hand tool rack and bench vise. Also includes 4' X 12' loft storage.  
 - 12' X 19' Heated bonus room (Craft) with "Tobacco Road" Acacia hardwood flooring (1/2" x 5") installed. South / west facing windows. Could be converted into living space / rental. - 12' X 60' "drive through" lean to for covered storage  
 600 square foot hay barn with two 300 sq. ft. loafing sheds, 7' X 9' tack room and 300 square foot loft for additional storage.  
 Approximate 1 acre of fenced pasture (barbed wire perimeter).  
 200 square foot (+/-) storage shed. Milled finish lumber included.  
 100 square foot (+/-) greenhouse with attached 400 square foot (+/-) elk/deer proof garden. Drip system with automated water valve included.  
 Chicken coop / Rabbit hutch.  
 Approximately 600 square foot hops yard (separately fence w/ Elk and Deer proof fencing). Planted with Cascade and Chinook hops (approximately 21 each). Overhead infrastructure installed for rigging twine. Has produced commercially viable crops for several years (fallow last two years).  
 Panoramic views of Old Trail Point and Steven's Ridge.  
 House and other improvements are oriented North / South for maximum sun exposure.  
 Property was "Fire Wise" checked, cleared and certified in 2015.  
 Property was last timbered approximately 1995.  
 Property is located on the north side of the valley floor and is snow free approximately one month sooner than the south side.  
 Property is located in a "perched valley" generally running east/west and several hundred feet higher than the Clark Fork River / Noxon Reservoir. Steven's Creek drains from east to west and is located on the southern boundary of the property.  
 Portions of the property are in a mapped, FEMA regulated, Flood zone. There is a small seasonal pond located on the property southwest of the house that deer and elk use for wallowing in late June / early July.  
 Moose, deer (white tail and mule), elk, bobcat, mountain lion, coyote, wolf, fox, skunk, porcupine, and bear (black and grizzly) have been seen on the property. Stevens creek has a healthy population of beaver and muskrat. Multiple beaver dams are located along the southern boundary of the property.  
 \*\*both prewired to "plug in" generator(s) to power same.

### Main Info

- Street Address : 21 Old Trail Point Road
- Lot Size Acres : 42.00 Acres
- Postal / Zip Code : 59853
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 16559,16558
- County : Sanders
- Closest City : Noxon

### Taxes

Tax Year : 2019

Estimated Taxes per year are \$1,207.00

County records



## Mark and Jeannette Smith

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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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